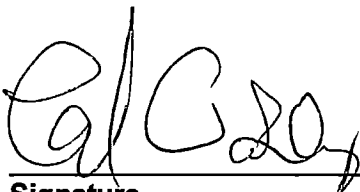


# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

**ED OAKLEY**  
\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 5<sup>th</sup> day of FEBRUARY, 2019, 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 12<sup>TH</sup>  
day of FEBRUARY, 2019, 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

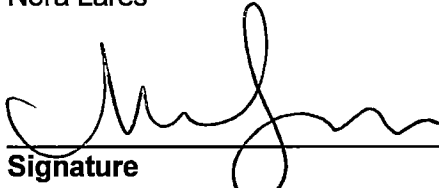
  
\_\_\_\_\_  
**Signature**

# **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 5<sup>TH</sup> day of FEBRUARY, 2019, 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 12<sup>TH</sup> day of  
FEBRUARY, 2019, 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**

---

**Contact Group Name:** Agenda Mailing\_updated 10 18 18

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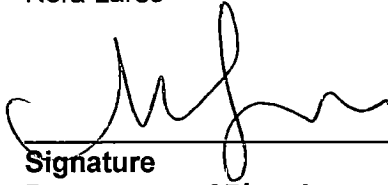
# **CERTIFICATE OF MAILING**

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**Nora Lares**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 5<sup>TH</sup> day of FEBRUARY, 2019, 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 12<sup>TH</sup> day of  
FEBRUARY, 2019, 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 89104

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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

Mr. Narron Clark  
P.O. Box 51  
Forth Worth, Texas 76101

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3109 Conners Drive  
Las Vegas, Nevada 89107

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

Ms. Linda Foster  
3721 Capella Avenue  
Las Vegas, Nevada 89102

Ms. Jean Hall  
4412 Sunrise Avenue  
Las Vegas, Nevada 89101

Ms. Diana Howe  
Peccole Ranch Community Association  
9501 Red Hills Road  
Las Vegas, Nevada 89117

Mr. Gene Lonardo  
Charleston Neighborhood Preservation  
6300 Blair Way  
Las Vegas, Nevada 89107

Rev. James M. Rogers, Sr.  
Greater New Jerusalem MBC  
1100 North "D" Street  
Las Vegas, Nevada 89106

Mr. Alan Choate  
Reporter  
Las Vegas Review Journal  
PO Box 70  
Las Vegas, Nevada 89125

Ms. Maggy Ruiz  
Latin American Press  
PO Box 12599  
Las Vegas, Nevada 89112

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McCarran International Airport  
PO Box 11005  
Las Vegas, Nevada 89111

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5916 Paseo Del Mar  
Las Vegas, Nevada 89108

Mrs. Joann  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Ms. Rose Honrath  
6109 Borden Circle  
Las Vegas, Nevada 89107

Ms. Dorothy Orr  
7132 Tropical Island Circle  
Las Vegas, Nevada 89129-6570

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Rancho/Oakey Neighborhood Association  
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Las Vegas, Nevada 89102

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5076 Auburn Avenue  
Las Vegas, Nevada 89108

Mr. Robert Phillips  
8704 Monarchy Court  
Las Vegas, Nevada 89129

Mr. Mike Kalil  
Reporter  
Las Vegas Review Journal  
PO Box 70  
Las Vegas, Nevada 89125

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130 Palm Lane  
Las Vegas Nevada 89101

Mr. Timothy Voltz  
325 Santa Fe Street  
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason  
Nevada Department of Transportation  
600 South Grand Central Parkway, Ste. 135  
Las Vegas, Nevada 89106

Mr. and Mrs. Brian Gilbert  
941 Verdite Avenue  
Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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UFCW 711  
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Las Vegas, Nevada 89108

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Las Vegas, Nevada 89131

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Assistant City Editor  
Las Vegas Review Journal  
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Las Vegas, Nevada 89125

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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89129

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Las Vegas, Nevada 89107

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KCRGF  
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Las Vegas, Nevada 89113

Ms. Dottie Miller  
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Las Vegas, Nevada 89149

John's Loans and Jewelry  
Attn: Howard Bock  
2230 South Paradise Road  
Las Vegas, Nevada 89104

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1139 5th Place  
Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Reporter  
Las Vegas Review Journal  
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Las Vegas, Nevada 89125

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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89106-3983

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89108

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Las Vegas, Nevada 89126

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89145

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Las Vegas, Nevada 89149

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Napa, California 94558

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Skancke Companies  
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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89108

Mr. James Stoner  
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Las Vegas, Nevada 89121

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Las Vegas, Nevada 89107

Ms Paula Hutchison  
5704 Ano Drive  
Las Vegas, Nevada 89131

Boulder Dam Home Site Addition Association  
1909 East Mesquite Avenue  
Las Vegas, Nevada 89101

Mr. and Mrs. James Seward  
6341 Ressler Avenue  
Las Vegas, Nevada 89107



## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

### LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)  
Mayor Pro-Tem Lois Tarkanian, (Ward 1)  
Councilman Stavros S. Anthony, (Ward 4)  
Councilman Bob Coffin, (Ward 3)  
Councilman Steven G. Seroka, (Ward 2)  
Councilwoman Michele Fiore, (Ward 6)  
Councilman Cedric Crear (Ward 5)  
City Manager Scott D. Adams

### COMMISSIONERS

Sam Cherry, Chair  
Louis De Salvio, Vice Chair  
Vicki Quinn  
Trinity Haven Schlottman  
Donna Toussaint  
Christina E. Roush  
Brenda J. Williams

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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. Reasonable efforts will be made to assist and accommodate persons with disabilities or 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 12, 2019

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 MILAGROS ESCUIN, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3<sup>RD</sup> FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. PLEASE NOTE CUSTOMERS OF CENTURYLINK AND COX COMMUNICATIONS CAN VIEW THIS PROGRAM IN HIGH DEFINITION ON CHANNEL 1002. YOU CAN ALSO WATCH THIS MEETING LIVE ON APPLE TV, ROKU AND AMAZON FIRE TV ON THE GO-VEGAS APP THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING CAN BE VIEWED ON THE INTERNET AT [WWW.KCLV.TV/LIVE](http://WWW.KCLV.TV/LIVE). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV AND THE WEB THE SATURDAY OF THE MEETING AT 10.00 AM, MONDAY AT MIDNIGHT AND THE FOLLOWING TUESDAY AT 6:00 PM

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1<sup>st</sup> 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 8, 2019
- 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 **EOT-75228 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: LASVEGAS.NET HOTEL, LLC** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-67897) FOR A 3,151 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 4,063 SQUARE FEET OF OUTDOOR SEATING AREA at 2601 Westwood Drive (APN 162-09-102-005), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL
- 8 **EOT-75229 - EXTENSION OF TIME RELATED TO EOT-75228- SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: LASVEGAS.NET HOTEL, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67901) FOR A PROPOSED 3,151 SQUARE-FOOT EXPANSION AND RENOVATION OF AN EXISTING HOTEL BUILDING on 1.27 acres at 2601 Westwood Drive (APN 162-09-102-005), M (Industrial) Zone, Ward 1 (Tarkanian) Staff recommends APPROVAL
- 9 **EOT-75297 - EXTENSION OF TIME - APPLICANT: NEVADA DISTILLING COMPANY, LLC - OWNER: 301 MESQUITE, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 4,650 SQUARE-FOOT WAREHOUSE BUILDING, A 5,100 SQUARE-FOOT MANUFACTURING (HEAVY) AND OFFICE BUILDING, AN 8,500 SQUARE-FOOT MANUFACTURING (HEAVY), OFFICE, AND RETAIL BUILDING, A 1,200 SQUARE-FOOT STORAGE BUILDING, AND A 3,200 SQUARE-FOOT BANQUET FACILITY WITH AN ANCILLARY CONCERT STAGE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 880 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-75304] Staff recommends APPROVAL
10. **EOT-75329 - EXTENSION OF TIME- VARIANCE - APPLICANT/OWNER: ARTHAUS, LLC** - For possible action on a request for an Extension of Time of an approved Variance (VAR-69103) TO ALLOW 18-FOOT WIDE PARKING LOT DRIVE AISLES WHERE 24 FEET IS REQUIRED on 0.46 acres at the southwest corner of Colorado Avenue and Casino Center Boulevard (APNs 162-03-110-061, 135, and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) Staff recommends APPROVAL.
11. **EOT-75336 - EXTENSION OF TIME - RELATED TO EOT-75329 - SPECIAL USE PERMIT - APPLICANT/OWNER: ARTHAUS, LLC** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-68777) FOR A MIXED-USE DEVELOPMENT at the southwest corner of Colorado Avenue and Casino Center Boulevard (APNs 162-03-110-061, 135, and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) Staff recommends APPROVAL
- 12 **EOT-75337 - EXTENSION OF TIME RELATED TO EOT-75329 and EOT-75336 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: ARTHAUS, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-68778) FOR A PROPOSED FOUR-STORY, 63-UNIT MIXED-USE DEVELOPMENT, INCLUDING 3,010 SQUARE FEET OF COMMERCIAL SPACE on 0.46 acres at the southwest corner of Colorado Avenue and Casino Center Boulevard (APN 162-03-110-061, 135, and 136), C-2 (General Commercial) Zone, Ward 3 (Coffin) 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.

## PUBLIC HEARING ITEMS

- 13 **ABEYANCE - ZON-74853 - REZONING - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH** - For possible action on a request for a Rezoning FROM R-E (RESIDENCE ESTATES) TO: R-SL (RESIDENTIAL SMALL LOT) on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), Ward 6 (Fiore) [PRJ-74709] Staff recommends APPROVAL.
- 14 **ABEYANCE - VAR-74854 - VARIANCE RELATED TO ZON-74853 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED R-SL (Residential Small Lot)], Ward 6 (Fiore) [PRJ-74709] Staff recommends APPROVAL
- 15 **ABEYANCE - VAC-74929 - VACATION RELATED TO ZON-74853 AND VAR-74854 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH** - For possible action on a request for a Petition to Vacate a portion of public right-of-way generally located north of Clark County 215 between Bradley Road and Thom Boulevard, Ward 6 (Fiore) [PRJ-74709] Staff recommends APPROVAL
- 16 **ABEYANCE - TMP-74856 - TENTATIVE MAP RELATED TO ZON-74853, VAR-74854 AND VAC-74929 - BRADLEY AND 215 - PUBLIC HEARING - APPLICANT: BEAZER HOMES - OWNER: JOHN SETAREH** - For possible action on a request for a Tentative Map FOR A 44-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR AND EXTERIOR STREETLIGHTS WHERE SUCH ARE REQUIRED, TO ALLOW A 180-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED, AND TO ALLOW NO LANDSCAPE BUFFER ADJACENT TO BRADLEY ROAD WHERE SIX FEET IS REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED R-SL (Residential Small Lot)], Ward 6 (Fiore) [PRJ-74709] Staff recommends APPROVAL
- 17 **ABEYANCE - GPA-75109 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NORTHPOINT DEVELOPMENT - OWNER: OMNI FAMILY, LP** - For possible action on a request for a General Plan Amendment FROM DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), Ward 5 (Crear) [PRJ-75003] Staff recommends DENIAL
- 18 **ABEYANCE - ZON-75110 - REZONING RELATED TO GPA-75109 - PUBLIC HEARING - APPLICANT: NORTHPOINT DEVELOPMENT - OWNER: OMNI FAMILY, LP** - For possible action on a request for a Rezoning FROM R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), Ward 5 (Crear) [PRJ-75003] Staff recommends DENIAL
- 19 **ABEYANCE - VAR-75111 - VARIANCE RELATED TO GPA-75109 AND ZON-75110 - PUBLIC HEARING - APPLICANT: NORTHPOINT DEVELOPMENT - OWNER: OMNI FAMILY, LP** - For possible action on a request for a Variance TO ALLOW A 41-FOOT SETBACK TO THE EAST AND A 58-FOOT SETBACK TO THE SOUTH WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 99 FEET on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), R-E (Residence Estates) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-75003] Staff recommends DENIAL
- 20 **ABEYANCE - SUP-75112 - SPECIAL USE PERMIT RELATED TO GPA-75109, ZON-75110 AND VAR-75111 - PUBLIC HEARING - APPLICANT: NORTHPOINT DEVELOPMENT - OWNER: OMNI FAMILY, LP** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), R-E (Residence Estates) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-75003] Staff recommends DENIAL
- 21 **ABEYANCE - SDR-75114 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75109, ZON-75110, VAR-75111 AND SUP-75112 - PUBLIC HEARING - APPLICANT: NORTHPOINT DEVELOPMENT - OWNER: OMNI FAMILY, LP** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 140,988 SQUARE-FOOT, 914-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), R-E (Residence Estates) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-75003]. Staff recommends DENIAL

22. **ABEYANCE - VAR-75123 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC** - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062] Staff recommends DENIAL.
23. **ABEYANCE - SUP-75124 - SPECIAL USE PERMIT RELATED TO VAR-75123 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062] Staff recommends DENIAL
24. **ABEYANCE - SDR-75125 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75123 AND SUP-75124 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST AND SOUTH PROPERTY LINES TO BE FIVE FEET WHERE 15 FEET IS REQUIRED AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE EAST AND NORTH PROPERTY LINES TO BE FIVE FEET WHERE EIGHT FEET IS REQUIRED on 0.82 acres at the northeast corner of Ann Road and Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL
25. **SDR-75583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DEBRA J. REOCH, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062] Staff recommends APPROVAL.
26. **ABEYANCE - SUP-75084 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.
27. **ABEYANCE - SDR-75082 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75084 - PUBLIC HEARING - APPLICANT/OWNER: ON 3010 SAHARA, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-56141) FOR A PROPOSED 3,000 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED [CONVENIENCE STORE] WITH FUEL PUMPS AND CANOPY WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND A WAIVER TO ALLOW A 10-FOOT LANDSCAPE BUFFER WIDTH ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.91 acres at 3010 West Sahara Avenue (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-74991]. Staff recommends DENIAL.
28. **ZON-75317 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SUCHITRA REDDY YERRAGUDI** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), Ward 3 (Coffin) [PRJ-75280] Staff recommends APPROVAL.
29. **SDR-75316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-75317 - PUBLIC HEARING - APPLICANT/OWNER: SUCHITRA REDDY YERRAGUDI** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN 808 SQUARE-FOOT OFFICE WITH AN 80 SQUARE-FOOT STORAGE BUILDING WITH WAIVERS OF TITLE 19 08 DEVELOPMENT STANDARDS AND TITLE 19.12 PARKING STANDARDS on 0.16 acres at 610 South 8th Street (APN 139-34-810-024), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Coffin) [PRJ-75280] Staff recommends APPROVAL
30. **MOD-75347 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Major Modification of the Kyle Canyon Development Standards revised July 20, 2016 TO AMEND THE DEVELOPMENT STANDARDS TO INCLUDE PRIVATE GATED STREET SECTIONS (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-75289]. Staff recommends APPROVAL.

- 31 **VAC-75349 - VACATION RELATED TO MOD-75347 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 21 97 acres at the northeast corner of W Skye Canyon Park Drive and Skye Village Road (APN 125-07-211-002), Ward 6 (Fiore) [PRJ-75289] Staff recommends APPROVAL
- 32 **TMP-75348 - TENTATIVE MAP RELATED TO MOD-75347 AND VAC-75349 - SKYE CANYON II - PHASE 3A PARCEL 2.06 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21 97 acres at the northeast corner of W Skye Canyon Park Drive and Skye Village Road (APN 125-07-211-002), T-D (Traditional Development) Zone [ML (Residential Medium Low) Kyle Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-75289] Staff recommends APPROVAL
- 33 **VAC-75331 - VACATION RELATED TO MOD-75347 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 19 18 acres on the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive (APN 125-07-111-001), Ward 6 (Fiore) [PRJ-75275] Staff recommends APPROVAL.
- 34 **TMP-75323 - TENTATIVE MAP RELATED TO MOD-75347 AND VAC-75331 - SKYE CANYON PARCEL 2.02 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Tentative Map FOR A 170-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19 18 acres on the west side of Grand Canyon Drive, approximately 1,038 feet north of W Skye Canyon Park Drive (APN 125-07-111-001), T-D (Traditional Development) Zone [ML-A (Residential Medium Low - Attached) Kyle Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-75275] Staff recommends APPROVAL.
- 35 **VAC-75330 - VACATION RELATED TO MOD-75347 - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 23.12 acres on the northwest corner of Canyon View Lane and Skye Park Drive (APN 125-07-111-003), Ward 6 (Fiore) [PRJ-75272] Staff recommends APPROVAL
- 36 **TMP-75328 - TENTATIVE MAP RELATED TO MOD-75347 AND VAC-75330 - SKYE CANYON 2.05 - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Tentative Map FOR A 123-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 23 12 acres on the northwest corner of Canyon View Lane and Skye Park Drive (APN 125-07-111-003), T-D (Traditional Development) Zone [ML (Residential Medium Low) Kyle Canyon Land Special Use Designation], Ward 6 (Fiore) [PRJ-75272] Staff recommends APPROVAL.
- 37 **VAC-75355 - VACATION RELATED TO MOD-75347 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 18 95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-002), Ward 6 (Fiore) [PRJ-75292] Staff recommends APPROVAL
- 38 **TMP-75356 - TENTATIVE MAP RELATED TO MOD-75347 AND VAC-75355 - SKYE CANYON II - PHASE 3A PARCEL 2.03 - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: MF LAND, LLC** - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18 95 acres at the southeast corner of Grand Canyon Drive and Skye Park Drive (APN 125-07-111-002), T-D (Traditional Development) Zone [ML-A (Residential Medium Low - Attached) Kyle Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-75292] Staff recommends APPROVAL
- 39 **VAR-75119 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW 120 PARKING SPACES WHERE 129 SPACES ARE REQUIRED on 9 09 acres at 2831 Palomino Lane (APN 139-32-405-006), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74940]. Staff recommends DENIAL
- 40 **VAR-75120 - VARIANCE RELATED TO VAR-75119 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 10 020 C-V (CIVIC) DEVELOPMENT STANDARDS on 9 09 acres at 2831 Palomino Lane (APN 139-32-405-006), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74940] Staff recommends DENIAL.

- 41 **SDR-75121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75119 AND VAR-75120 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 94,056 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT on 9.09 acres at 2831 Palomino Lane (APN 139-32-405-006), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74940] Staff recommends DENIAL
42. **VAR-75324 - VARIANCE - PUBLIC HEARING - APPLICANT: VISION COMMERCIAL ONE, LLC - OWNER: SAFE NEST TEMPORARY ASSISTANCE FOR DOMESTIC CRISIS, INC.** - For possible action on a request for a Variance TO ALLOW A 17-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 72 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A 76-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 155 FEET IS THE MINIMUM REQUIRED ON 5.33 acres adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75268] Staff recommends DENIAL
- 43 **SUP-75325 - SPECIAL USE PERMIT RELATED TO VAR-75324 - PUBLIC HEARING - APPLICANT: VISION COMMERCIAL ONE, LLC - OWNER: SAFE NEST TEMPORARY ASSISTANCE FOR DOMESTIC CRISIS, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS USE adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75268] Staff recommends DENIAL
44. **SUP-75326 - SPECIAL USE PERMIT RELATED TO VAR-75324 AND SUP-75325 - PUBLIC HEARING - APPLICANT: VISION COMMERCIAL ONE, LLC - OWNER: SAFE NEST TEMPORARY ASSISTANCE FOR DOMESTIC CRISIS, INC.** - For possible action on a request for a Special Use Permit FOR A 53-FOOT TALL BUILDING WHERE THE AIRPORT OVERLAY DISTRICT LIMITS THE HEIGHT TO 35 FEET adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75268] Staff recommends DENIAL.
- 45 **SDR-75327 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75324, SUP-75325 AND SUP-75326 - PUBLIC HEARING - APPLICANT: VISION COMMERCIAL ONE, LLC - OWNER: SAFE NEST TEMPORARY ASSISTANCE FOR DOMESTIC CRISIS, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 191-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED; ALSO TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED ADJACENT TO THE CONVENIENCE STORE on 5.33 acres adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75268] Staff recommends DENIAL.
- 46 **VAR-75358 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,051 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 1 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 47 **VAR-75359 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 2 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 48 **VAR-75360 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 3 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

- 49 **VAR-75361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 4 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
50. **VAR-75362 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,052 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 5 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 51 **VAR-75363 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,799 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 6 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 52 **VAR-75364 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,951 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 7 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
53. **VAR-75366 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,943 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 9 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 54 **VAR-75515 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,099 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 10 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 55 **VAR-75368 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 11 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 56 **VAR-75369 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,214 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 12 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

57. **VAR-75370 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,275 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 13 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
58. **VAR-75371 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,006 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 14 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
59. **VAR-75372 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,005 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 15 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
60. **VAR-75373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,367 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 16 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
61. **VAR-75374 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,050 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 17 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
62. **VAR-75375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 18 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
63. **VAR-75376 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,081 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 19 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
64. **VAR-75377 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,629 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 20 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

- 65 **VAR-75378 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,410 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 22 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 66 **VAR-75381 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,641 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 23 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 67 **VAR-75382 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,287 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 26 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 68 **VAR-75383 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,109 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 27 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
69. **VAR-75384 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,546 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 30 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
70. **VAR-75385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,684 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 31 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 71 **VAR-75386 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,373 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 33 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
72. **VAR-75387 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 36 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL

73. **VAR-75388 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,098 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 37 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
74. **VAR-75389 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,001 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 38 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
75. **VAR-75390 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,001 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 39 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
76. **VAR-75391 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,058 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 40 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
77. **VAR-75392 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,297 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 41 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
78. **VAR-75393 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,512 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 43 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
79. **VAR-75394 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,055 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 44 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
80. **VAR-75395 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,018 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 45 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

- 81 **VAR-75396 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 46 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 82 **VAR-75397 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,267 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 47 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 83 **VAR-75398 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,016 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 48 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
84. **VAR-75399 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 49 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 85 **VAR-75400 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,213 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 51 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 86 **VAR-75401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,432 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 52 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 87 **VAR-75402 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,628 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 53 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
88. **VAR-75403 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,008 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 54 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL

89. **VAR-75404 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 55 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
90. **VAR-75405 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,062 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 56 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
91. **VAR-75406 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,118 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 60 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
92. **VAR-75407 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,079 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 61 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
93. **VAR-75408 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,176 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 62 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
94. **VAR-75409 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 19,060 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 63 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
95. **VAR-75410 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,152 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 65 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
96. **VAR-75411 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,037 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 66 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

- 97 **VAR-75412 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,217 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 67 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 98 **VAR-75413 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,160 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 68 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 99 **VAR-75414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,033 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 69 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
100. **VAR-75415 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,254 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 73 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 101 **VAR-75416 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,126 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 75 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 102 **VAR-75417 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,619 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 76 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 103 **VAR-75418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,390 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 79 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
104. **VAR-75419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,475 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 80 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL

- 105 **VAR-75420 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,242 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 81 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 106 **VAR-75421 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,087 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 84 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 107 **VAR-75422 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 85 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
108. **VAR-75423 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,000 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 86 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
109. **VAR-75424 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A LOT SIZE OF 18,124 SQUARE FEET WHERE 20,000 SQUARE FEET IS REQUIRED ON LOT 87 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
110. **VAR-75425 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 118 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 111 **VAR-75426 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 119 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 112 **VAR-75427 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 120 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.

- 113 **VAR-75428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 121 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 114 **VAR-75429 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 122 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 115 **VAR-75430 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 123 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 116 **VAR-75431 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 124 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 117 **VAR-75432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 125 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 118 **VAR-75433 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 126 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 119 **VAR-75434 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 127 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
- 120 **VAR-75435 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 128 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

121. **VAR-75436 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 129 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
122. **VAR-75437 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 130 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
123. **VAR-75440 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 133 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
124. **VAR-75441 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 134 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
125. **VAR-75442 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 135 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
126. **VAR-75443 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 136 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
127. **VAR-75444 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 137 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
128. **VAR-75445 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 138 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

- 129 **VAR-75446 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 139 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 130 **VAR-75447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 140 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 131 **VAR-75448 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 141 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 132 **VAR-75449 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 142 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 133 **VAR-75450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 143 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
134. **VAR-75451 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 144 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
135. **VAR-75452 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 145 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 136 **VAR-75456 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 146 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.

- 137 **VAR-75457 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 147 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 138 **VAR-75458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 148 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
139. **VAR-75459 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 149 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 140 **VAR-75460 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 150 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 141 **VAR-75461 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 151 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
- 142 **VAR-75462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 152 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 143 **VAR-75463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 153 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
144. **VAR-75464 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 154 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

- 145 **VAR-75465 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 155 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
146. **VAR-75466 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 156 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 147 **VAR-75467 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 157 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 148 **VAR-75468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 158 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 149 **VAR-75469 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 159 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 150 **VAR-75470 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 160 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
151. **VAR-75471 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 161 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 152 **VAR-75472 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 162 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

- 153 **VAR-75473 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 53-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 163 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
154. **VAR-75474 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 51-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 164 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 155 **VAR-75475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 165 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
- 156 **VAR-75476 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 166 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
- 157 **VAR-75477 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 167 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 158 **VAR-75478 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 171 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 159 **VAR-75479 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 57-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 172 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 160 **VAR-75480 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 173 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL

161. **VAR-75481 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 174 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
162. **VAR-75482 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 175 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
163. **VAR-75483 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 179 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
164. **VAR-75484 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 182 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
165. **VAR-75485 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 183 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
166. **VAR-75486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 184 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
167. **VAR-75487 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 187 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
168. **VAR-75488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 188 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.

169. **VAR-75491 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 191 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
170. **VAR-75492 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 192 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
171. **VAR-75494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 193 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
172. **VAR-75495 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 194 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
173. **VAR-75496 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 195 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
174. **VAR-75497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 199 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
175. **VAR-75498 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 200 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
176. **VAR-75499 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 201 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.

177. **VAR-75500 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 202 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
178. **VAR-75501 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 58-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 203 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
179. **VAR-75502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 205 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
180. **VAR-75503 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 206 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL
181. **VAR-75504 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 52-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 208 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
182. **VAR-75505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 209 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
183. **VAR-75506 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 211 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL.
184. **VAR-75507 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 55-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED FOR LOT 212 OF A PROPOSED 290-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on a portion of 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.

- 185 **VAR-75509 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Variance TO ALLOW A 1 05 STREET CONNECTIVITY RATIO WHERE 1 3 IS REQUIRED on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), R-CL (Single Family Compact-Lot), R-1 (Single Family Residential), R-D (Single Family Residential-Restricted) and R-E (Residence Estates) Zones, Ward 6 (Fiore) [PRJ-75301]. Staff recommends DENIAL.
186. **VAC-75059 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Petition to Vacate a 30-foot portion of Egan Crest Drive, a 30-foot portion of Stephens Avenue, and various right-of-way grants and patent easements on property generally located on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way, Ward 6 (Fiore) [PRJ-75301] Staff recommends APPROVAL.
187. **TMP-75357 - TENTATIVE MAP - RELATED TO VAR-75358 THROUGH VAR-75364, VAR-75366, VAR-75515, VAR-75368 THROUGH VAR-75378, VAR-75381 THROUGH VAR-75437, VAR-75440 THROUGH VAR-75452, VAR-75456 THROUGH VAR-75488, VAR-75491, VAR-75492, VAR-75494 THROUGH VAR-75507, VAR-75509 AND VAC-75059 - ANN AND 215 - PUBLIC HEARING - APPLICANT/OWNER - UPGROWTH NV, LLC** - For possible action on a request for a Tentative Map FOR A 290-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS OF COMPLETE STREETS STANDARDS on 127 acres on the southwest and northeast sides of the Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Alpine Ridge Way (APNs 126-36-501-013 and 126-36-601-007), Ward 6 (Fiore) [PRJ-75301] Staff recommends DENIAL
- 188 **VAR-75339 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLVIN LIVING TRUST, ET AL** - For possible action on a request for a Variance TO ALLOW EXISTING ACCESSORY STRUCTURES (CLASS II) [CARPORTS] THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A ZERO-FOOT SEPARATION FROM A MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED on 0 14 acres at 1500 South 13th Street (APN 162-02-210-027), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-75295]. Staff recommends DENIAL.
189. **SUP-75322 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED OUTDOOR STORAGE, ACCESSORY USE WITH A WAIVER TO ALLOW NO OUTDOOR STORAGE SCREENING at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298]. Staff recommends APPROVAL.
190. **SDR-75321 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75322 - PUBLIC HEARING - APPLICANT: HSC NORTH LAS VEGAS, LLC - OWNER: RED HOOK CIMARRON, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19,097 SQUARE-FOOT GENERAL RETAIL STORE WITH A 21,400 SQUARE-FOOT OUTDOOR STORAGE AREA WITH A WAIVER OF TOWN CENTER INTERIOR PARKING LOT LANDSCAPING AND BUILDING FAÇADE DEVELOPMENT STANDARDS on 3 00 acres at 6658 Sky Pointe Drive (APNs 125-21-710-010 and 011), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75298] Staff recommends APPROVAL
191. **SUP-75306 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BAAN THAI MASSAGE ESTABLISHMENT - OWNER: HERD PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,400 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 178-FOOT SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 1600 South Las Vegas Boulevard, Suite #120 (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74762] Staff recommends APPROVAL.
- 192 **SUP-75311 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KANGCHENG YIN - OWNER: DOWNTOWN CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 767 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 364-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 368-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 124 South 6th Street #70 (APN 139-34-611-051), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75266] Staff recommends DENIAL.

- 193 **SUP-75313 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAVE A HEART LAS VEGAS, LLC - OWNER: TWISTED WILLOW INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 20,225 SQUARE-FOOT MARIJUANA DISPENSARY USE at 2401 West Bonanza Road, Suite B to Q (APN 139-29-813-005), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75151] Staff recommends APPROVAL
- 194 **SDR-75332 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHICK-FIL-A, INC. - OWNER: CROSSROADS COMMONS LTD, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 9,011 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND GENERAL RETAIL BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 16.63 acres at 1100 South Fort Apache Road (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Seroka) [PRJ-75235] Staff recommends DENIAL
- 195 **SDR-75333 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDING, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 302-UNIT, 39,400 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-74613] Staff recommends DENIAL

**DIRECTOR'S BUSINESS:**

- 196 **DIR-75522 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a presentation of the Downtown Open Space and Trails Plan, All Wards Staff recommends APPROVAL

**CITIZENS PARTICIPATION:**

- 197 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