

S. ✓

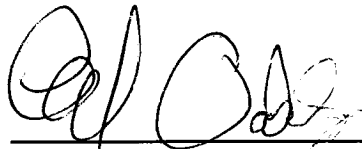
## **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

**ED OAKLEY**, an employee of the City of Las Vegas, Nevada,  
says that on the 19th 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 26th  
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


19 ✓

# **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 19th 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 26th 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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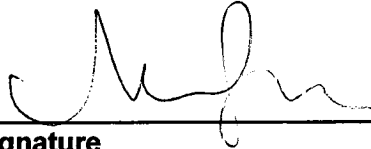
# **CERTIFICATE OF MAILING**

(Posting required under the provisions of NRS Chapter 241)

**Nora Lares**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 19th 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 16th 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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4618 Meadows Lane  
Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

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Victory Missionary Baptist Church  
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Las Vegas, Nevada 89106

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

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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

Mr. Jeff Jacquart  
McCarran International Airport  
PO Box 11005  
Las Vegas, Nevada 89111

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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

Mr. Donald M. Mosley  
Rancho/Oakey Neighborhood Association  
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89108

Mr. Robert Phillips  
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Las Vegas, Nevada 89129

Mr. Mike Kalil  
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Las Vegas Review Journal  
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Las Vegas, Nevada 89125

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Las Vegas Nevada 89101

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

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Nevada Department of Transportation  
600 South Grand Central Parkway, Ste. 135  
Las Vegas, Nevada 89106

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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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Las Vegas, Nevada 89129

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KCRGF  
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Las Vegas, Nevada 89113

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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89131

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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 89107

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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

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



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

## **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)

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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 26, 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, 3RD Floor, (702)-229-6301 or on the City's webpage at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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.

### **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 have 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 22, 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-75562 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC** - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-67886) FOR A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
8. **EOT-75561 - EXTENSION OF TIME RELATED TO EOT-75562 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: ROBIN CAMACHO GROUP, LLC** - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-67888) FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA on 0.17 acres at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) 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.

9. **VAR-75568 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance FROM TITLE 19.10.020 CIVIC DEVELOPMENT STANDARDS on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. Staff recommends APPROVAL.
10. **VAR-75569 - VARIANCE RELATED TO VAR-75568 - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW 45 ADDITIONAL PARKING SPACES FOR A PARKING IMPAIRED SITE WHERE 108 ADDITIONAL PARKING SPACES ARE REQUIRED on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. Staff recommends APPROVAL.
11. **SDR-75570 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75568 AND VAR-75569 - 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, 30,156 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING PUBLIC SCHOOL, PRIMARY on 8.09 acres at 1315 Hiawatha Road (APN 138-25-501-001), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75335]. Staff recommends APPROVAL.
12. **SUP-75534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARTS DISTRICT EATERY - OWNER: MAIN STREET LAS VEGAS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,476 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,400 SQUARE FEET OF OUTDOOR SEATING AREA at 1221 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75520]. Staff recommends APPROVAL.
13. **SUP-75557 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARAGISTE - OWNER: CALIFORNIA LOFT PARTNERS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,157 SQUARE-FOOT URBAN LOUNGE USE at 197 East California Avenue, Suite #140 (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75526]. Staff recommends APPROVAL.
14. **SUP-75573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,529 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 203 SQUARE FEET OF OUTDOOR SEATING at 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-75527]. Staff recommends APPROVAL.
15. **VAC-75532 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 3000MW, LLC** - For possible action on a request for a Petition to Vacate a Public Sewer Easement generally located south of Redberry Street, east of Michael Way (APN 138-13-512-001), Ward 5 (Crear) [PRJ-75346]. Staff recommends APPROVAL.

## PUBLIC HEARING ITEMS

16. **ABEYANCE - SUP-73920 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: BUFFALO ALTA CENTER, LLC** - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [FLAGPOLE] TO A NON-STEALTH DESIGN at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73836]. Staff recommends DENIAL.
17. **ABEYANCE - GPA-75219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
18. **ABEYANCE - ZON-75220 - REZONING RELATED TO GPA-75219 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
19. **ABEYANCE - VAR-75221 - VARIANCE RELATED TO GPA-75219 AND ZON-75220 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 43-FOOT WIDE PRIVATE STREET WITHOUT A GATE, SIDEWALK ON ONE SIDE WHERE A 47-FOOT WIDE STREET WITH SIDEWALK ON BOTH SIDES IS REQUIRED, AND A CONNECTIVITY RATIO OF 1.0 WHERE 1.30 IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.
20. **ABEYANCE - VAC-75222 - VACATION RELATED TO GPA-75219, ZON-75220 AND VAR-75221 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), Ward 6 (Fiore) [PRJ-75024]. Staff recommends APPROVAL.
21. **ABEYANCE - TMP-75223 - TENTATIVE MAP RELATED TO GPA-75219, ZON-75220, VAR-75221 AND VAC-75222 - CENTENNIAL JENSEN 5 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALEKSANDRA BARBIER LIVING TRUST** - For possible action on a request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NO INTERIOR OR EXTERIOR STREETLIGHTS WHERE SUCH IS REQUIRED, DEFERRAL OF OFFSITE IMPROVEMENTS ON REGENA AVENUE AND JENSEN STREET AND A 184-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.00 acres at the southwest corner of Centennial Parkway and Jensen Street (APN 125-30-101-006), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75024]. Staff recommends DENIAL.

22. **ABEYANCE - GPA-75230 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 3.20 acres at the northeast and southeast corners of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL. [NOTE: Staff recommendation changed to APPROVAL].
23. **ABEYANCE - ZON-75231 - REZONING RELATED TO GPA-75230 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: FF SERIES HOLDINGS, LLC AND MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 3.20 acres at the northeast and southeast corner of Bilpar Road and Tenaya Way (APNs 125-22-804-001 and 125-22-801-011), Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL. [NOTE: Staff recommendation changed to APPROVAL].
24. **ABEYANCE - VAR-75232 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW A 52-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
25. **ABEYANCE - VAR-75233 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75232 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW 109 PARKING SPACES WHERE 115 PARKING SPACES ARE REQUIRED on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
26. **ABEYANCE - SDR-75234 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230, ZON-75231, VAR-75232 AND VAR-75233 - PUBLIC HEARING - APPLICANT/OWNER: FF SERIES HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN 8,000 SQUARE-FOOT BUILDING WITH A 1,250 SQUARE-FOOT OUTDOOR PLAY AREA AND A 12,000 SQUARE-FOOT BUILDING WITH A 1,590 SQUARE-FOOT OUTDOOR PATIO on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way (APN 125-22-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
27. **ABEYANCE - VAR-75236 - VARIANCE RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Variance TO ALLOW A 29-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.
28. **ABEYANCE - VAR-75237 - VARIANCE RELATED TO GPA-75230, ZON-75231 AND VAR-75236 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 42 PARKING SPACES ARE REQUIRED on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends DENIAL.

29. **ABEYANCE - RENOTIFICATION - SDR-75238 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75230 AND ZON-75231 - PUBLIC HEARING - APPLICANT: FF SERIES HOLDINGS, LLC - OWNER: MABUHAY COML INVEST 4, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,350 SQUARE-FOOT COMMERCIAL BUILDING WITH DRIVE THROUGH on 1.21 acres at the southeast corner of Bilpar Road and Tenaya Way (APN 125-22-804-001), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75178]. Staff recommends APPROVAL.
30. **ABEYANCE - SDR-74651 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.
31. **ABEYANCE - TMP-74652 - TENTATIVE MAP RELATED TO SDR-74651 - TOWNHOMES AT PROVIDENCE - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE 32 INVESTMENTS, LLC** - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.44 acres on the west side of Clark County 215 at the southern terminus of Larry McBride Street (APN 126-24-401-024), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Fiore) [PRJ-74541]. Staff recommends APPROVAL.
32. **VAR-75544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL** - For possible action on a request for a Variance TO ALLOW A 91-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 1.12 acres at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549]. Staff recommends APPROVAL.
33. **SUP-75545 - SPECIAL USE PERMIT RELATED TO VAR-75544 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD & STEPHANIE STUCKI, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 8217 North Jones Boulevard (APN 125-11-704-005), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-75549]. Staff recommends APPROVAL.
34. **VAR-75574 - VARIANCE - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC.** - For possible action on a request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 101 FEET IS REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL.
35. **VAR-75575 - VARIANCE RELATED TO VAR-75574 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC.** - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 49 PARKING SPACES ARE REQUIRED on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL.

36. **SDR-75576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75574 AND VAR-75575 - PUBLIC HEARING - APPLICANT: DESERT TORAH ACADEMY - OWNER: CHABAD SOUTHERN NEVADA, INC.** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18342) FOR A PROPOSED 10,800 SQUARE-FOOT ADDITION TO AN EXISTING 65,800 SQUARE-FOOT PRIVATE SCHOOL on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719]. Staff recommends DENIAL.
37. **VAR-75611 - VARIANCE - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT** - For possible action on a request for a Variance TO ALLOW A FREESTANDING SIGN TO BE SET BACK ZERO FEET WHERE FIVE FEET IS THE MINIMUM REQUIRED AND TO BE SEPARATED 19 FEET FROM ANOTHER FREESTANDING SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW TWO INCIDENTAL SIGNS TO BE EIGHT FEET TALL WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND SET BACK FOUR FEET FROM PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296]. Staff recommends DENIAL.
38. **SDR-75319 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75611 - PUBLIC HEARING - APPLICANT: LYFT, INC. - OWNER: THE ARTEMUS W HAM, III PROPERTY TRUST AGREEMENT** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,848 SQUARE-FOOT TEMPORARY PARKING LOT AND OUTDOOR PLAZA on 0.30 acres at 506 Fremont Street (APN 139-34-601-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75296]. Staff recommends APPROVAL.
39. **VAR-75559 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROYAL BYRON III** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A 1,844 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.33 acres at 2000 Ekanger Circle (APN 139-28-301-008), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Crear) [PRJ-75493]. Staff recommends DENIAL.
40. **SUP-75579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUDAN JIANG - OWNER: GWHC OF NEVADA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,360 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM PARCELS ZONED FOR RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8450 West Sahara Boulevard, Suite #101 (APN 163-04-406-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75540]. Staff recommends DENIAL.

#### **DIRECTOR'S BUSINESS:**

41. **ABEYANCE - 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.
42. **TXT-75592 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow the Marijuana Dispensary use with an approved

Special Use Permit, and to provide for other related matters. Staff has NO RECOMMENDATION.

**CITIZENS PARTICIPATION:**

43. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.