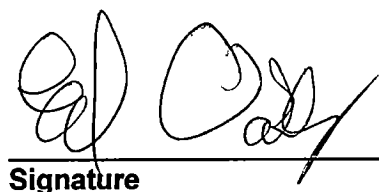


# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

**ED OAKLEY**, an employee of the City of Las Vegas, Nevada,  
says that on the 2<sup>nd</sup> day of APRIL, 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 9<sup>th</sup>  
day of APRIL, 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

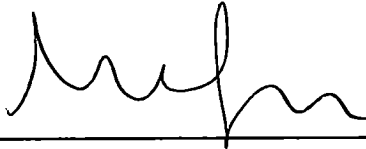
  
\_\_\_\_\_  
Signature

# **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 2<sup>nd</sup> day of APRIL, 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 9<sup>th</sup> day of  
APRIL, 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 03.26 19

## Members:

Adrian Viesca  
Alan Johnson  
AndyStahl@yahoo.com  
Angela Torres  
Barney Perkins  
Belete E. Diriba  
Ben.taylor@jacobs.com  
Bill L. Snyder  
Bob Genzer (genzerconsulting@cox.net)

Brian Petruzzelli  
brian@roicre.com  
Bryan Scott  
Carolyn Marinello  
Cedric Kerns  
Chance Bonaventura  
chancebona@gmail.com  
Chris Morgan  
Cissy Green  
Connie Chau  
Daniel Adamson  
Daniel Burdish  
David F. Klein  
David Riggelman  
Dennis Moyer  
Detrick Sanford  
Edward Lehnardt  
Eric Fahs  
Gary Reid  
Gina Venglass  
gowilbur4@gmail.com  
Jennifer Davies  
Jordan Sandeck  
Kami Dempsey  
Karina Saucedo  
Katherine Duncan  
Kathleen Ray  
Keith Letus  
Keith Spencer  
Kim Bush  
Kimberly Reid  
KKelly@nigroconstruction.com  
Liz Carrasco  
Lois Tarkanian  
Lora Kalkman  
marlamw@strategies360.com  
Mayor's Office, All Staff  
Melissa Lindsey  
Michele Fiore  
michelefiore@me.com  
Michelle Thackston

adrian.viesca@alumni.unlv.edu  
ajohnson@osconstructionservices.com  
AndyStahl@yahoo.com  
torresa@rtcsnv.com  
BPerkins@LasVegasNevada.GOV  
bdiriba@LasVegasNevada.GOV  
Ben.taylor@jacobs.com  
wsnyder@LasVegasNevada.GOV

genzerconsulting@cox.net  
petruzzelli@gmail.com  
brian@roicre.com  
BScott@LasVegasNevada.GOV  
CMarinello@LasVegasNevada.GOV  
ckerns@LasVegasNevada.GOV  
cbonaventura@LasVegasNevada.GOV  
chancebona@gmail.com  
CMorgan@LasVegasNevada.GOV  
CGreen@LasVegasNevada.GOV  
Connie.chau@mail.house.gov  
dan@roicre.com  
dburdish@LasVegasNevada.GOV  
DKlein@LasVegasNevada.GOV  
DRiggelman@LasVegasNevada.GOV  
dmoyer@LasVegasNevada.GOV  
Detrick.sanford@mail.house.gov  
edward@roicre.com  
ejfahs@gmail.com  
greid@LasVegasNevada.GOV  
gvenglass@LasVegasNevada.GOV  
gowilbur4@gmail.com  
jdavies@LasVegasNevada.GOV  
jsandeki@LasVegasNevada.GOV  
kdempsey@strategicsolutionsnv.com  
ksaucedo@LasVegasNevada.GOV  
w5cclv@gmail.com  
KRAYENT2@aol.com  
kletus@LasVegasNevada.GOV  
Keith.Spencer@cbre.com  
kbush@ClarkCountyNV.gov  
kreid@LasVegasNevada.GOV  
KKelly@nigroconstruction.com  
liz.carrasco@clarkcountynv.gov  
ltarkanian@LasVegasNevada.GOV  
lkalkman@LasVegasNevada.GOV  
marlamw@strategies360.com  
mlindsey@LasVegasNevada.GOV  
mfiore@LasVegasNevada.GOV  
michelefiore@me.com  
mthackston@LasVegasNevada.GOV

Mr. Ray Mitchell  
Patricia Cabrera  
Peter Jackson  
Phyllis Coleman (collmangroup1@cox.net)

Planning, All Staff  
Rae Heller  
Richard Rozier  
Rick Schroder  
Robert Nolan  
Roger Bailey  
Roz Holcomb  
Seth T. Floyd, Esq  
Sharon Linsenbardt  
Stacey Campbell  
Stavros Anthony  
Steve S Horlock  
Steven Seroka  
Sue Seawalt  
Tanya Jackson-Renter  
texdona@gmail.com  
Todd  
Tom Kruse  
Vanessa Aoun  
Zurama Gomez

rdmitch@cox.net  
pcabrera@LasVegasNevada.GOV  
pjackson@LasVegasNevada.GOV

collmangroup1@cox.net

rheller@LasVegasNevada.GOV  
rrozier@LasVegasNevada.GOV  
rschroder@LasVegasNevada.GOV  
rnolan@LasVegasNevada.GOV  
rbailey@LasVegasNevada.GOV  
rholcomb@strategicsolutionsnv.com  
sfloyd@theurbanlawfirm.com  
sgo@lvcoxmail.com  
slcampbell@LasVegasNevada.GOV  
santhony@LasVegasNevada.GOV  
shorlock@LasVegasNevada.GOV  
sseroka@LasVegasNevada.GOV  
sue.seawalt@clarkcountynv.gov  
tjackson@LasVegasNevada.GOV  
texdona@gmail.com  
Todd@rgglv.com  
tkruse@LasVegasNevada.GOV  
VAoun@LasVegasNevada.GOV  
zgomez@LasVegasNevada.GOV

# **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 2<sup>nd</sup> day of APRIL, 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 9<sup>th</sup> day of  
APRIL, 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**

Mr. Pawlik  
808 Park Paseo  
Las Vegas, Nevada 89104

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

Ms. Marianne Clark  
15 Holly Tree Court  
Henderson, Nevada 89052-6658

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

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

Mr. Patrick Smith  
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

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

Mr. and Mrs. George Muns  
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

Mr. Donald M. Mosley  
Rancho/Oakey Neighborhood Association  
1127 Westlund Drive  
Las Vegas, Nevada 89102

Ms. Lynn Bessent  
5076 Auborn 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

Mr. Kenneth Williams  
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

Ms. Serina Choi  
1930 Village Center Circle, #3-219  
Las Vegas, Nevada 89134

Mr. Michael Gittings  
UFCW 711  
1201 North Decatur Boulevard, Suite #116  
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt  
7222 West Grand Teton Drive  
Las Vegas, Nevada 89131

Mr. Peter O'Connell  
Assistant City Editor  
Las Vegas Review Journal  
PO Box 70  
Las Vegas, Nevada 89125

Ms. Kathy Seest  
P.O. Box 1830  
Las Vegas, Nevada 89125

Mr. Marc Abelman  
1119 South Main Street  
Las Vegas, Nevada 89104

Ms. Karen Moore  
969 East Flamingo Road, Suite #174  
Las Vegas, Nevada 89119

Mr. Brad Greenstein  
LVRC Holdings, LLC  
3371 North Buffalo Drive  
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation  
6633 Lowden Street  
Las Vegas, Nevada 89107

Ms. Jennifer Lazovich  
KCRGF  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

Ms. Dottie Miller  
8213 Mountain Heather Court  
Las Vegas, Nevada 89149

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

Mr. Bob Coffin  
1139 5th Place  
Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong  
1931 Fair Avenue  
Las Vegas, Nevada 89106

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

Mr. Richard Geyer  
8260 Hilton Head Court  
Las Vegas, Nevada 89128

Mr. Stephen Reilly  
269 Wilted Jasmine Court  
Las Vegas, Nevada 89106-3983

Ms. Jean Zorn  
2000 Sunland Ave  
Las Vegas, Nevada 89106

Mr. Michael J. McDonald  
840 South Rancho Drive , Suite #4-334  
Las Vegas, Nevada 89106

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

Mr. Steve Sanson  
Aggressive Business Consulting  
PO Box 28211  
Las Vegas, Nevada 89126

Ms. Elizabeth Williams  
Regional Transportation Center  
600 South Grand Central Parkway  
Las Vegas, Nevada 89106

Ms. June Ingram  
8220 Silver Sky Drive, Apt. 329  
Las Vegas, Nevada 89145

Ms. Maria Zaldivar-Vaught  
8232 Fawn Heather Court  
Las Vegas, Nevada 89149

Mr. Matt Connolly  
328 Troon Drive  
Napa, California 94558

Mr. Ryan Arnold  
Skancke Companies  
2620 Regatta Drive, Suite #102  
Las Vegas, Nevada 89128

D. Hanslip  
1200 Redwood Street, Suite #39  
Las Vegas, Nevada 89146

Ms. Lindsey Madsen  
704 South 9<sup>th</sup> Street  
Las Vegas, Nevada 89101

Mr. Byron Royal III  
2000 Ekanger Circle  
Las Vegas, Nevada 89106

Mr. David Clark  
4950 Sawyer Avenue  
Las Vegas, Nevada 89108

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

Ms. Tami Lord  
5150 East Yale Circle, Suite #400  
Denver, Colorado 80222

Mr. Alberto Jauregui  
Nevada Land  
3505 East Harmon Avenue, Suite. B  
Las Vegas, Nevada 89121

Ms. Erna Clark  
6501 Burgundy Way  
Las Vegas, Nevada 89107

Ms Paula Hutchison  
5704 Ano Drive  
Las Vegas, Nevada 89131

Mayor Carolyn G Goodman (At-Large)  
Mayor Pro-Tem Lois Tarkanian (Ward 1)  
Vacant (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)

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.

**April 9, 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 March 12, 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.

### **ONE MOTION - ONE VOTE:**

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

- 7 **TMP-75817 - TENTATIVE MAP - 3100-3190 WEST SAHARA AVENUE (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: SAHARA WEST EXECUTIVE PARK, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.73 acres at 3100, 3150 and 3190 West Sahara Avenue (APNs 162-05-403-001, 002 and 004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75758] Staff recommends APPROVAL.
- 8 **GPA-75784 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC** - For possible action on a request for a General Plan Amendment FROM MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO ML (MEDIUM LOW DENSITY RESIDENTIAL) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766] Staff recommends APPROVAL.
- 9 **ZON-75786 - REZONING RELATED TO GPA-75784 - PUBLIC HEARING - APPLICANT: ASPECT HOMES - OWNER: CHARLESTON LAMB, LLC** - For possible action on a request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO R-CL (SINGLE FAMILY COMPACT-LOT) on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), Ward 3 (Coffin) [PRJ-75766] Staff recommends APPROVAL.
- 10 **GPA-75827 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC** - For possible action on a request for a General Plan Amendment FROM O (OFFICE) AND SC (SERVICE COMMERCIAL) TO GC (GENERAL COMMERCIAL) on 2.60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677] Staff recommends APPROVAL.

- 11 **ZON-75828 - REZONING RELATED TO GPA-75827 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC** - For possible action on a request for a Rezoning FROM P-R (PROFESSIONAL OFFICE AND PARKING) TO C-2 (GENERAL COMMERCIAL) on 2 60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), Ward 3 (Coffin) [PRJ-74677] Staff recommends APPROVAL
- 12 **SDR-74835 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75827 AND ZON-75828 - PUBLIC HEARING - APPLICANT/OWNER: MARKS GARAGE ONE, LLC** - For possible action on a request for a Major Amendment to previously approved Plot Plan Reviews (Z-0071-80 and Z-71-86) FOR A PROPOSED 5,906 SQUARE-FOOT ADDITION TO AN EXISTING 28,969 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEALERSHIP on 2 60 acres at 1700 East Sahara Avenue (APNs 162-02-801-001 and 002), C-2 (General Commercial) and P-R (Professional Office and Parking) Zones [PROPOSED C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-74677] Staff recommends APPROVAL
- 13 **GPA-75846 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a General Plan Amendment FROM M (MEDIUM DENSITY RESIDENTIAL) TO PF (PUBLIC FACILITIES) on 15 64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613] Staff recommends APPROVAL
- 14 **ZON-75847 - REZONING RELATED TO GPA-75846 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Rezoning FROM C-1 (LIMITED COMMERCIAL) TO C-V (CIVIC) on 15 64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613] Staff recommends APPROVAL
- 15 **VAR-75848 - VARIANCE RELATED TO GPA-75846 AND ZON-75847 - PUBLIC HEARING - APPLICANT/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 15 64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613] Staff recommends APPROVAL
- 16 **SDR-75849 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75846, ZON-75847 AND VAR-75848 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 22,927 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 69,315 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT on 15 64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613] Staff recommends APPROVAL
- 17 **WVR-75948 - WAIVER - PUBLIC HEARING - APPLICANT/ OWNER: 201 CHARLESTON, LLC** - For possible action on a request for a Waiver of the INTERIM DOWNTOWN LAS VEGAS OVERLAY DISTRICT STREETSCAPE STANDARDS on 0 65 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN Multiple), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75910] Staff recommends APPROVAL
- 18 **SUP-75757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAUREN OWENS - OWNER: CIM/116 N. 3RD LV, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 90 SQUARE-FOOT OFF-PREMISE SIGN USE at 116 North 3rd Street (APN 139-34-510-021), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75622] Staff recommends APPROVAL

## PUBLIC HEARING ITEMS:

- 19 **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
- 20 **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 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
- 21 **ABEYANCE - VAR-75636 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Variance TO ALLOW PROPOSED WALL SIGNS TO COVER 29 PERCENT OF THE EAST ELEVATION AND 24 PERCENT OF THE NORTH ELEVATION OF THE BUILDING WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75581] Staff recommends APPROVAL
- 22 **ABEYANCE - MSP-75637 - MASTER SIGN PLAN RELATED TO VAR-75636 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Master Sign Plan FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75581] Staff recommends APPROVAL
- 23 **TABLED - RENOTIFICATION - GPA-74312 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a General Plan Amendment FROM SC (SERVICE COMMERCIAL) TO H (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089] Staff recommends DENIAL
- 24 **TABLED - RENOTIFICATION - ZON-74313 - REZONING RELATED TO GPA-74312 - PUBLIC HEARING - APPLICANT: CENTURA DEVELOPMENT - OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a Rezoning FROM C-1 (LIMITED COMMERCIAL) TO R-4 (HIGH DENSITY RESIDENTIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian) [PRJ-74089] Staff recommends DENIAL
- 25 **SDR-75858 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-74312 AND ZON-74313 - PUBLIC HEARING - APPLICANT/OWNER: CHARLIE RAH RAH IRREVOCABLE BUSINESS TRUST, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 144-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED R-4 (High Density Residential)], Ward 1 (Tarkanian) [PRJ-75792] Staff recommends DENIAL
- 26 **GPA-75814 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM C (COMMERCIAL) AND MXU (MIXED USE) TO FBC (FORM-BASED CODE) on approximately 226 acres in the Fremont East District generally located south of Interstate 515, west of Eastern Avenue, north of Carson Avenue, and east of Las Vegas Boulevard (APNs Multiple), Wards 3 (Coffin) and 5 (Crear) [PRJ-75868] Staff recommends APPROVAL

- 27 **ZON-75886 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS** - For possible action on a request for a Rezoning FROM R-E (RESIDENCE ESTATES) TO R-1 (SINGLE FAMILY RESIDENTIAL) on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), Ward 6 (Fiore) [PRJ-75680] Staff recommends APPROVAL
- 28 **VAR-75956 - VARIANCE RELATED TO ZON-75886 - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS** - For possible action on a request for a Variance TO ALLOW A 1.09 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680] Staff recommends DENIAL
- 29 **TMP-75888 - TENTATIVE MAP RELATED TO ZON-75886 AND VAR-75956 - JONES / ELKHORN - PUBLIC HEARING - APPLICANT/OWNER: ROMAN CATHOLIC BISHOP LAS VEGAS** - For possible action on a request for a Tentative Map FOR A PROPOSED 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW NON-STANDARD PUBLIC STREET IMPROVEMENTS INCLUDING NO CURB, GUTTER OR SIDEWALK AND NO EXTERIOR STREETLIGHTS FOR LEON AVENUE WHERE SUCH ARE REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 55.52 acres at the southeast corner of Elkhorn Road and Jones Boulevard (APNs 125-24-101-001 and 125-24-201-001), R-E (Residence Estates) Zone [PROPOSED R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75680] Staff recommends DENIAL
- 30 **VAR-75808 - VARIANCE RELATED TO SUP-75807 - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL PARKING SPACES ARE REQUIRED FOR A PARKING-IMPAIRED DEVELOPMENT on 0.17 acres at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75616] Staff recommends DENIAL
- 31 **SUP-75807 - SPECIAL USE PERMIT RELATED TO VAR-75808 - PUBLIC HEARING - APPLICANT/OWNER: HARRIS INVESTMENT HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,300 SQUARE-FOOT DAILY LABOR SERVICE USE at 444 East Sahara Avenue (APN 162-03-416-026), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75616] Staff recommends DENIAL
- 32 **VAR-75819 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT ONE OF A TWO LOT PROPOSED RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700] Staff recommends DENIAL
- 33 **VAR-75820 - VARIANCE RELATED TO VAR-75819 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Variance TO ALLOW RESIDENTIAL BUILDINGS TO HAVE A HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM ALLOWED ON LOT TWO OF A TWO LOT PROPOSED RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700] Staff recommends DENIAL
- 34 **VAR-75821 - VARIANCE RELATED TO VAR-75819 AND VAR-75820 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Variance TO ALLOW A 47-FOOT WIDE ACCESS CONTROL GATE WHERE 50 FEET IS REQUIRED, TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED AND TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700] Staff recommends DENIAL

- 35 **SDR-75822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75819, VAR-75820 AND VAR-75821 - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 18-UNIT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700] Staff recommends DENIAL
- 36 **TMP-75823 - TENTATIVE MAP RELATED TO VAR-75819, VAR-75820, VAR-75821 AND SDR-75822 - MONTAGE ESTATES - PUBLIC HEARING - APPLICANT/OWNER: SK USA, LLC** - For possible action on a request for a Tentative Map FOR A THREE-LOT RESIDENTIAL SUBDIVISION on 2.14 acres on the north side of Bonanza Road, approximately 1,550 feet east of Decatur Boulevard (APN 139-30-306-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-75700] Staff recommends DENIAL
- 37 **VAR-75829 - VARIANCE - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW 20 PARKING SPACES WHERE 32 PARKING SPACES ARE REQUIRED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798] Staff recommends DENIAL.
- 38 **VAR-75832 - VARIANCE RELATED TO VAR-75829 - PUBLIC HEARING - APPLICANT: APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798] Staff recommends DENIAL
- 39 **SDR-75833 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75829 AND VAR-75832 - PUBLIC HEARING - APPLICANT: JASON MAHEU - OWNER: MICHAEL & DIANA MOORE TRUST AND MATTHEWS FAMILY TRUST** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,860 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, TO ALLOW BLANK FACADES WHERE SUCH IS NOT ALLOWED, AND TO ALLOW LESS PARKING LOT LANDSCAPING THAN WHAT IS ALLOWED on 0.42 acres at 1807 West Charleston Boulevard (APN 162-04-112-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75798] Staff recommends DENIAL
- 40 **VAR-75852 - VARIANCE - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Variance TO ALLOW 921 PARKING SPACES WHERE 1,065 PARKING SPACES ARE REQUIRED on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760] Staff recommends DENIAL
- 41 **SDR-75854 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75852 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 6,800 SQUARE-FOOT INDOOR FLOOR AREA ADDITION TO AN APPROVED 205,972 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 14.71 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-75760] Staff recommends DENIAL
- 42 **VAR-75869 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL** - For possible action on a request for a Variance TO ALLOW FIVE PARKING SPACES WHERE 12 ARE REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270] Staff recommends DENIAL

- 43 **SDR-75870- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75869 - PUBLIC HEARING - APPLICANT/OWNER: JEANNINE LEE, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-75270] Staff recommends DENIAL
- 44 **VAR-75818 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SERENITY BIRTH CENTER, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE A FIVE-FOOT SETBACK IS THE MINIMUM REQUIRED FOR A PROPOSED MONUMENT SIGN at 332 South Jones Boulevard (APN 138-36-210-008), O (Office) Zone, Ward 1 (Tarkanian) [PRJ-75764] Staff recommends DENIAL
- 45 **VAR-75824 - VARIANCE - PUBLIC HEARING - APPLICANT: RAD MANAGEMENT, LLC - OWNER: DSRS PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW REDUCED LOT SIZES AND WIDTHS FOR THREE PROPOSED LOTS WHERE A 20,000 SQUARE-FOOT LOT SIZE AND A 100-FOOT LOT WIDTH ARE REQUIRED AND TO ALLOW A REAR YARD SETBACK OF 26 FEET WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.70 acres at 835 Shetland Road (APN 139-32-802-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-75738] Staff recommends DENIAL
- 46 **VAR-75831 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRO HYMN, LLC** - For possible action on a request for a Variance TO ALLOW TWO PROPOSED 60-FOOT TALL FREESTANDING SIGNS WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.72 acres at 1736 South Las Vegas Boulevard (APN 162-03-302-010), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75734] Staff recommends DENIAL
- 47 **VAR-75834 - VARIANCE - PUBLIC HEARING - APPLICANT: OSEVENA NOEL - OWNER: MARIE GENISTE** - For possible action on a request for a Variance TO ALLOW A TWO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING AND AN EXISTING NINE-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at 500 Vincent Way (APN 138-34-711-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75747]. Staff recommends DENIAL
- 48 **SUP-75850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MIGUEL GUTIERREZ** - For possible action on a request for a Special Use Permit FOR A BUILDING MAINTENANCE SERVICE AND SALES USE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587] Staff recommends APPROVAL
- 49 **SDR-75851 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75850 - APPLICANT/OWNER: MIGUEL GUTIERREZ** - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT BUILDING TO A SITE CONTAINING AN EXISTING 4,053 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75587] Staff recommends APPROVAL
- 50 **SUP-75861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,330 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685] Staff recommends APPROVAL

- 51 **SUP-75862 - SPECIAL USE PERMIT RELATED TO SUP-75861 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685] Staff recommends APPROVAL
- 52 **SDR-75863 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75861 AND SUP-75862 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST, INC. - OWNER: GRAND TETON LODGE LAND, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-5689) FOR A PROPOSED 4,330 SQUARE-FOOT GENERAL RETAIL STORE [CONVENIENCE STORE] WITH FUEL PUMPS AND 1,080 SQUARE-FOOT CAR WASH, FULL SERVICE on a portion of 2.71 acres at the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75685] Staff recommends APPROVAL
- 53 **SUP-75838 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROMMEL V. FAJARDO AND LORENA DE LIOS FAJARDO** - For possible action on a request for a Special Use Permit FOR A COMMUNITY RESIDENCE USE WITH A WAIVER TO ALLOW A 455-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 660 FEET IS REQUIRED at 125 Antelope Way (APN 138-34-514-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-75806] Staff recommends DENIAL
- 54 **VAC-75859 - VACATION - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC** - For possible action on a request for a Petition to Vacate a U S Government Patent Easement located on the north and east perimeter of the site and a 30-foot portion of the north half of Darling Road located east of Hualapai Way, Ward 6 (Fiore) [PRJ-75736] Staff recommends DENIAL
- 55 **SDR-75860 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-75859 - PUBLIC HEARING - APPLICANT: BP HOLDINGS, INC. - OWNER: VFR-SOUTHWEST DESERT EQUITIES, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73576) FOR THE PROPOSED EXPANSION OF THE SUBJECT SITE AND PARKING LOT RECONFIGURATION FOR A 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75736] Staff recommends DENIAL

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

- 56 **TXT-75815 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to remove and replace LVMC Title 19 09 Form-Based Code with an updated version of LVMC Title 19 09 Form-Based Code, amend the LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards as applicable, and to provide for other related matters Staff recommends APPROVAL

### **CITIZENS PARTICIPATION:**

- 57 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

Facilities are provided throughout City Hall for the convenience of persons with disabilities. 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 City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS

City Hall, 495 South Main Street, 1st Floor

Clark County Government Center, 500 South Grand Central Parkway

Grant Sawyer Building, 555 East Washington Avenue

City of Las Vegas Development Services Center, 333 North Rancho Drive