

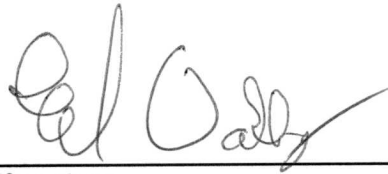
S. ✓

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 16th 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 23rd
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

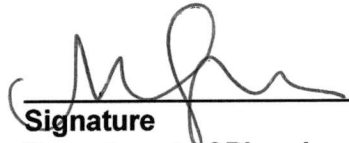
20✓

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 **16th** 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 **23rd** 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

PC 4-23-2019

Contact Group Name:

Agenda Mailing_updated 03.26.19

PC 4-23-2019

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PC 4-23-2019

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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 16th 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 23rd 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

PC 4-23-2019

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Peccole Ranch Community Association
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Las Vegas, Nevada 89117

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Las Vegas, Nevada 89107

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Latin American Press
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Las Vegas, Nevada 89108

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VTN Nevada
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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89107

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

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Las Vegas Review Journal
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Las Vegas Nevada 89101

Mr. Timothy Voltz
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Nevada Department of Transportation
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Henderson, Nevada 89011

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Las Vegas, Nevada 89107

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KCRGF
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Las Vegas, Nevada 89149

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

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PC 4-23-2019

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Mr. Alberto Jauregui
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Las Vegas, Nevada 89121

Ms. Erna Clark
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Ms Paula Hutchison
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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

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 23, 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.

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 26, 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-75951 - TENTATIVE MAP - SHOWBOAT 2019 (A COMMERCIAL SUBDIVISION) - APPLICANT: LOCHSA ENGINEERING - OWNER: 2800 FREMONT, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 25.55 acres at 2800 Fremont Street (APNs 162-01-201-006 and 007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75892]. Staff recommends APPROVAL.
8. **GPA-75937 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.
9. **ZON-75938 - REZONING RELATED TO GPA-75937 - PUBLIC HEARING - APPLICANT/OWNER: BUS YARD PROPERTIES, LLC, ET AL** - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 15.00 acres generally located west of the intersection of Ann Road and Shaumber Road (APNs 126-36-101-006, 007 and 027), Ward 6 (Fiore) [PRJ-75900]. Staff recommends APPROVAL.
10. **GPA-75942 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: MNC HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 138-03-301-001 and 004), Ward 4 (Anthony) [PRJ-75274]. Staff recommends APPROVAL.

11. **ZON-75943 - REZONING RELATED TO GPA-75942 - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: MNC HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 138-03-301-001 and 004), Ward 4 (Anthony) [PRJ-75274]. Staff recommends APPROVAL.
12. **TMP-75945 - TENTATIVE MAP RELATED TO GPA-75942 AND ZON-75943 - CRAIG & BUFFALO - PUBLIC HEARING - APPLICANT: AMH DEVELOPMENT, LLC - OWNER: MNC HOLDINGS, LLC** - For possible action on a request for a Tentative Map FOR A 19-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.81 acres at the southeast corner of Craig Road and Buffalo Drive (APNs 138-03-301-001 and 004), U (Undeveloped) Zone [DR (Desert Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75274]. Staff recommends APPROVAL.
13. **WVR-75925 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CARMEL CANYON HOA** - For possible action on a request for a Waiver TO ALLOW NO LANDSCAPING ALONG PORTIONS OF LA CONCHA ROAD AND LEON AVENUE WHERE SUCH IS REQUIRED FOR AN EXISTING RESIDENTIAL SUBDIVISION on a portion of 51.50 acres adjacent to the northeast corner of Iron Mountain Road and Jones Boulevard (APNs 125-01-397-019; 125-01-497-006 and 012), RPD-3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Fiore) [PRJ-75733]. Staff recommends APPROVAL.
14. **VAR-75872 - VARIANCE - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STATE OF NEVADA** - For possible action on a request for a Variance TO ALLOW AN EXISTING 63-FOOT TALL OFF-PREMISE SIGN TO BE INCREASED TO 83 FEET IN HEIGHT on 2.12 acres at 1604 West Oakey Boulevard (APN 162-04-602-009), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-75866]. Staff recommends APPROVAL.
15. **SUP-75967 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOUTHERN NEVADA OCCUPATIONAL HEALTH CLINIC - OWNER: A. NICKNAM, PC, ET AL** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 15 PARKING SPACES WHERE 22 PARKING SPACES ARE REQUIRED FOR A PROPOSED 4,928 SQUARE-FOOT CLINIC USE at 1640 East Sahara Avenue (APN 162-02-411-031), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75911]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

16. **ABEYANCE - RENOTIFICATION - VAR-75123 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC, ET AL** - For possible action on a request for a Variance TO ALLOW A 25-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 79 FEET IS REQUIRED on 3.24 acres at the northeast corner of Ann Road and Rainbow Boulevard (APNs 125-26-410-004, 005, 006 and 007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.
17. **ABEYANCE - RENOTIFICATION - SUP-75124 - SPECIAL USE PERMIT RELATED TO VAR-75123 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC, ET AL** - 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.
18. **ABEYANCE - RENOTIFICATION - SDR-75125 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75123 AND SUP-75124 - PUBLIC HEARING - APPLICANT/OWNER: DZ ANN RAINBOW, LLC, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19,785 SQUARE-FOOT COMMERCIAL CENTER INCLUDING A 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND TWO, 8,400 SQUARE-FOOT COMMERCIAL BUILDINGS WITH WAIVERS TO NOT ORIENT THE BUILDINGS TO THE CORNER OR THE STREET FRONT WHERE SUCH IS REQUIRED; TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE THREE FEET, AND PORTIONS OF THE SOUTH PROPERTY LINE TO BE FIVE FEET WHERE 15 FEET IS REQUIRED FOR BOTH; AND TO ALLOW PORTIONS OF THE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE TO BE FIVE FEET WHERE EIGHT FEET IS REQUIRED on 3.24 acres at the northeast corner of Ann Road and Rainbow Boulevard (APNs 125-26-410-004, 005, 006 and 007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75062]. Staff recommends DENIAL.

19. **ABEYANCE – 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.
20. **ABEYANCE – VAR-75755 - VARIANCE RELATED TO GPA-75732 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC** - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED AND TO ALLOW A 25-FOOT PRIVATE STREET WITHOUT A SIDEWALK WHERE SUCH IS REQUIRED on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.
21. **ABEYANCE – VAR-75756 - VARIANCE RELATED TO GPA-75732 AND VAR-75755 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC** - For possible action on a request for a Variance TO ALLOW 179 PARKING SPACES WHERE 282 PARKING SPACES ARE REQUIRED on 7.60 acres, on the east side of Hualapai Way (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.
22. **ABEYANCE – SDR-75639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75732 AND VAR-75755 AND VAR-75756 - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 130-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.
23. **ABEYANCE – TMP-75640 - TENTATIVE MAP RELATED TO GPA-75732, VAR-75755, VAR-75756 AND SDR-75639 - HUALAPAI AND ALEXANDER - PUBLIC HEARING - APPLICANT: TOUCHSTONE LIVING, INC. - OWNER: TOUCHSTONE ALEXANDER, LLC** - For possible action on a request for a Tentative Map FOR A PROPOSED 130-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 7.60 acres on the east side of Hualapai Way, approximately 960 feet south of Alexander Road (APNs 138-07-103-006; 138-07-201-001 and 002), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Anthony) [PRJ-75604]. Staff recommends DENIAL.
24. **GPA-75668 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), Ward 6 (Fiore) [PRJ-75621]. Staff recommends DENIAL.
25. **ZON-75669 - REZONING RELATED TO GPA-75668 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), Ward 6 (Fiore) [PRJ-75621]. Staff recommends DENIAL.
26. **GPA-75931 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST** - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: R (RURAL DENSITY RESIDENTIAL) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL.
27. **ZON-75932 - REZONING - RELATED TO GPA-75931 - PUBLIC HEARING - APPLICANT/OWNER: JOHN J SARAPUCHIELLO TRUST** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 1.25 acres on the west side of El Capitan Way, approximately 340 feet north of O'Hare Road (APN 125-05-302-012), Ward 6 (Fiore) [PRJ-75902]. Staff recommends DENIAL.

28. **GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
29. **ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
30. **GPA-75958 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: FRANK D & JANE PERUCHINI** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 4.43 acres on the north side of Regena Avenue, approximately 320 feet east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore) [PRJ-75893]. Staff recommends APPROVAL.
31. **ZON-75959 - REZONING RELATED TO GPA-75958 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: FRANK D & JANE PERUCHINI** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.43 acres on the north side of Regena Avenue, approximately 320 feet east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore) [PRJ-75893]. Staff recommends APPROVAL.
32. **VAR-75960 - VARIANCE RELATED TO GPA-75958 AND ZON-75959 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: FRANK D & JANE PERUCHINI** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED AND A PRIVATE STREET WITHOUT AN ACCESS GATE NOT TO BE CONSTRUCTED TO PUBLIC STREET STANDARDS on 4.43 acres on the north side of Regena Avenue, approximately 320 feet east of Tee Pee Lane (APN 125-30-502-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75893]. Staff recommends DENIAL.
33. **VAC-75961 - VACATION RELATED TO GPA-75958, ZON-75959 AND VAR-75960 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: FRANK D & JANE PERUCHINI** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located north of Regena Avenue, east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore) [PRJ-75893]. Staff recommends DENIAL.
34. **TMP-75962 - TENTATIVE MAP RELATED TO GPA-75958, ZON-75959, VAR-75960 AND VAC-75961 - REGENA CHIEFTAIN - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: FRANK D & JANE PERUCHINI** - For possible action on a request for a Tentative Map FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW A 60-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED AND TO DEFER OFFSITE IMPROVEMENTS INCLUDING STREETLIGHTS FOR REGENA AVENUE WHERE OFFSITE IMPROVEMENTS ARE REQUIRED AT THE TIME OF DEVELOPMENT on 4.43 acres on the north side of Regena Avenue, approximately 320 feet east of Tee Pee Lane (APN 125-30-502-008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75893]. Staff recommends DENIAL.
35. **GPA-75969 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.
36. **ZON-75972 - REZONING RELATED TO GPA-75969 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.

37. **VAR-75973 - VARIANCE RELATED TO GPA-75969 AND ZON-75972 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS WITHOUT A GATE TO NOT BE CONSTRUCTED TO PUBLIC STREET STANDARDS; AND A NON-GATED MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.
38. **VAC-75974 - VACATION RELATED TO GPA-75969, ZON-75972 AND VAR-75973 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements and portions of a public sewer easement generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-027), Ward 4 (Anthony) [PRJ-75904]. Staff recommends APPROVAL.
39. **TMP-75975 - TENTATIVE MAP RELATED TO GPA-75969, ZON-75972, VAR-75973 AND VAC-75974 - ALEXANDER JULIANO EAST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: SCOTT FAMILY TRUST, ET AL** - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.11 acres on the north side of Alexander Road, approximately 960 feet west of Durango Drive (APN 138-05-801-027), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75904]. Staff recommends DENIAL.
40. **GPA-75971 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.
41. **ZON-75976 - REZONING RELATED TO GPA-75971 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.
42. **VAR-75977 - VARIANCE RELATED TO GPA-75971 AND ZON-75976 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS NOT CONSTRUCTED TO PUBLIC STREET STANDARDS AND WITHOUT AN ACCESS GATE WHERE SUCH IS REQUIRED; AND A MODIFIED STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.
43. **VAC-75978 - VACATION RELATED TO GPA-75971, ZON-75976, AND VAR-75977 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Alexander Road, west of Durango Drive (APN 138-05-801-025), Ward 4 (Anthony) [PRJ-75903]. Staff recommends APPROVAL.
44. **TMP-75979 - TENTATIVE MAP RELATED TO GPA-75971, ZON-75976, VAR-75977 AND VAC-75978 - ALEXANDER JULIANO WEST - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: JOHNSON TRUST** - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.09 acres on the north side of Alexander Road, approximately 1,640 feet west of Durango Drive (APN 138-05-801-025), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 4 (Anthony) [PRJ-75903]. Staff recommends DENIAL.
45. **GPA-75997 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: SC (SERVICE COMMERCIAL) on 5.03 acres at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.

46. **ZON-75998 - REZONING RELATED TO GPA-75997 - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL) on 5.03 acres at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.
47. **SUP-75999 - SPECIAL USE PERMIT RELATED TO GPA-75997 AND ZON-75998 - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 630-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), U (Undeveloped) Zone [R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.
48. **SUP-76000 - SPECIAL USE PERMIT RELATED TO GPA-75997, ZON-75998 AND SUP-75999 - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), U (Undeveloped) Zone [R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.
49. **SDR-76002 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75997, ZON-75998, SUP-75999 AND SUP-76000 - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 18,500 SQUARE-FOOT COMMERCIAL DEVELOPMENT, INCLUDING A 6,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY, RESTAURANT AND DRIVE THROUGH LANE; 3,500 SQUARE-FOOT TAVERN; 5,000 SQUARE-FOOT RESTAURANT AND 4,000 SQUARE FEET OF GENERAL RETAIL SPACE WITH A WAIVER TO ALLOW BUILDINGS NOT TO BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED on 5.03 acres at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), U (Undeveloped) Zone [R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.
50. **TMP-76001 - TENTATIVE MAP RELATED TO GPA-75997, ZON-75998, SUP-75999, SUP-76000 AND SDR-76002 - PUBLIC HEARING - ELKHORN PLAZA (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.03 acres at the southeast corner of Elkhorn Road and Hualapai Way (APN 125-19-101-010 and Lot 2 of File 124 Page 42 of Parcel Maps), U (Undeveloped) Zone [R (Rural Density Residential) and RNP (Rural Neighborhood Preservation) General Plan Designations] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-75936]. Staff recommends DENIAL.
51. **ZON-76145 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENCE ESTATES) on 3.55 acres at the southwest corner of Elkhorn Road and Eula Street (Lot 1 of File 124 Page 42 of Parcel Maps), Ward 6 (Fiore) [PRJ-75935]. Staff recommends APPROVAL.
52. **TMP-76004 - TENTATIVE MAP RELATED TO ZON-76145 - ELKHORN ESTATES - PUBLIC HEARING - APPLICANT/OWNER: TP 1000, LLC** - For possible action on a request for a Tentative Map FOR A SIX-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.55 acres at the southwest corner of Elkhorn Road and Eula Street (Lot 1 of File 124 Page 42 of Parcel Maps), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-E (Residence Estates)], Ward 6 (Fiore) [PRJ-75935]. Staff recommends APPROVAL.

53. **ZON-75980 - REZONING - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: 1997 MORTON M.F. WONG AND EUNICE ELIZABETH WONG REVOCABLE TRUST** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), Ward 6 (Fiore) [PRJ-75891]. Staff recommends APPROVAL.
54. **VAR-75981 - VARIANCE RELATED TO ZON-75980 AND VAR-75981 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: 1997 MORTON M.F. WONG AND EUNICE ELIZABETH WONG REVOCABLE TRUST** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED; PRIVATE STREETS NOT CONSTRUCTED TO PUBLIC STREET STANDARDS WITHOUT AN ACCESS GATE; AND PRIVATE STREETS TO TERMINATE IN STUB STREETS WHERE CUL-DE-SACS OR HAMMERHEADS ARE REQUIRED on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75891]. Staff recommends DENIAL.
55. **VAC-75983 - VACATION RELATED TO ZON-75980 AND VAR-75981 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: 1997 MORTON M.F. WONG AND EUNICE ELIZABETH WONG REVOCABLE TRUST** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located on the north side of Deer Springs Way, east of Hualapai Way (APN 125-19-202-007), Ward 6 (Fiore) [PRJ-75891]. Staff recommends APPROVAL.
56. **TMP-75984 - TENTATIVE MAP RELATED TO ZON-75980, VAR-75981 AND VAC-75983 - DEER SPRINGS EULA - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: 1997 MORTON M.F. WONG AND EUNICE ELIZABETH WONG REVOCABLE TRUST** - For possible action on a request for a Tentative Map FOR A PROPOSED 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW A 181-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 5.09 acres on the north side of Deer Springs Way, approximately 300 feet east of Hualapai Way (APN 125-19-202-007), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-75891]. Staff recommends DENIAL.
57. **VAR-75906 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 94 ARE REQUIRED on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Fiore) [PRJ-74896]. Staff recommends DENIAL.
58. **VAR-76015 - VARIANCE RELATED TO VAR-75906 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a request for a Variance TO ALLOW NO HALF-STREET IMPROVEMENTS WHERE SUCH ARE REQUIRED on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Fiore) [PRJ-74896]. Staff recommends DENIAL.
59. **SDR-75907 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75906 AND VAR-76015 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-43981) FOR THE PROPOSED 3,500 SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY [NATURE SANCTUARY] on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Fiore) [PRJ-74896]. Staff recommends DENIAL.
60. **VAR-75964 - VARIANCE - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT, ET AL** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on a portion of 20.00 acres at the northwest corner of Centennial Parkway and Fort Apache Road (APNs 125-19-802-013 and 006), C-V (Civic) Zone, Ward 6 (Fiore) [PRJ-75913]. Staff recommends APPROVAL.
61. **SDR-75965 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75964 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED UTILITY INSTALLATION [ZONE RESERVOIR AND PUMPING STATION] on a portion of 20.00 acres at the northwest corner of Centennial Parkway and Fort Apache Road (APNs 125-19-802-013 and 006), C-V (Civic) Zone, Ward 6 (Fiore) [PRJ-75913]. Staff recommends APPROVAL.

62. **VAR-75957 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS-CLARK COUNTY LIBRARY DISTRICT** - For possible action on a request for a Variance TO ALLOW A PROPOSED 16-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED AND A PROPOSED ANIMATED SIGN WITHIN 200 FEET OF PROPERTY ZONED FOR RESIDENTIAL USE WHERE SUCH IS PROHIBITED on 8.32 acres at 2851 East Bonanza Road (APN 139-36-101-001), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-75912]. Staff recommends DENIAL.
63. **SUP-75949 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THAI HEALING SOLUTIONS SPA - OWNER: DEER SPRINGS VILLAGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,432 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 6720 North Hualapai Way, Suite #180 (APN 125-19-313-004), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75933]. Staff recommends APPROVAL.
64. **SDR-75970 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TORAH LEARNING CENTER, INC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 5,675 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING HOUSE OF WORSHIP on 0.60 acres at 9590 West Sahara Avenue (APN 163-06-816-024), C-1 (Limited Commercial) Zone, Ward 2 (Vacant) [PRJ-75914]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

65. **TXT-76115- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.12 Permissible Uses to add Minimum Special Use Permit requirements to the Multi-Family Residential use, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

66. 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