

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 7th day of MAY, 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 14th
day of MAY, 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



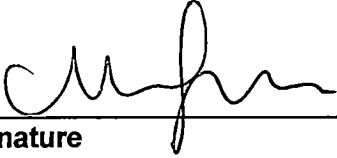
Signature

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 7th day of MAY, 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 14th day of
MAY, 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

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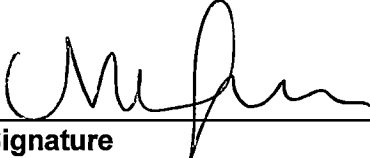
CERTIFICATE OF MAILING

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Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 7th day of MAY, 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 14th day of
MAY, 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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Victory Missionary Baptist Church
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Arizona Charlie's
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89101

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Peccole Ranch Community Association
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Las Vegas, Nevada 89117

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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Greater New Jerusalem MBC
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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89108

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Las Vegas Nevada 89101

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89149

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Attn: Howard Bock
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Las Vegas, Nevada 89104

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Ms Paula Hutchison
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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.

May 14, 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 April 9, 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 **TMP-76112 - TENTATIVE MAP - SKYE CANYON II PARCEL 2.21C - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC AND BEAZER HOMES HOLDINGS, LLC** - For possible action on a request for a Tentative Map FOR AN 11-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 1.02 acres on the north side of Grand Teton Drive, 877 feet west of Egan Crest Drive (APNs 126-12-410-001 and 126-12-817-039), T-D (Traditional Development) Zone [ML (Medium Low) Kyle Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-76089] Staff recommends APPROVAL.
- 8 **TMP-76122 - TENTATIVE MAP - FOXTAIL - SUMMERLIN VILLAGE 24A PARCEL N - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.11 acres at the northwest corner of Alta Drive and Sky Vista Drive (APN 137-33-501-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Vacant) [PRJ-76088] Staff recommends APPROVAL.
- 9 **TMP-76125 - TENTATIVE MAP - STARLING - SUMMERLIN VILLAGE 24A PARCEL O - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 27.28 acres west of Sky Vista Drive, approximately 800 feet north of Alta Drive (APNs 137-33-501-001 and 137-28-000-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Vacant) [PRJ-76091] 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.

- 10 **ZON-76105 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: S. & D. GRAHAM PROPERTIES, LLC** - For possible action on a request for a Rezoning FROM P-R (PROFESSIONAL OFFICE AND PARKING) TO C-1 (LIMITED COMMERCIAL) on 1 00 acre at 1353 Arville Street (APN 162-06-510-015), Ward 1 (Tarkanian) [PRJ-76094] Staff recommends APPROVAL
- 11 **SUP-76046 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOP NUTS BREWING - OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,389 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE INCLUDING 447 SQUARE FEET OF OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #190 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Vacant) [PRJ-76014] Staff recommends APPROVAL
- 12 **SDR-76117 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RCIP SERIES VIII, LLC, ET AL** - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews (SDR-66658) and (SD-0020-97) FOR AN EXISTING BUILDING MAINTENANCE SERVICE AND SALES FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A SHARED PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1 82 acres at 3808 Melody Lane and 1801 North Rancho Drive (APNs 139-19-704-011 and 012), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76074] Staff recommends APPROVAL
- 13 **VAC-76108 - VACATION - PUBLIC HEARING - APPLICANT: VTN NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate a Public Access Easement located west of Carriage Hills Drive, 835 feet north of Far Hills Avenue (APN 137-26-101-001), Ward 2 (Vacant) [PRJ-76100] Staff recommends APPROVAL

PUBLIC HEARING ITEMS:

- 14 **SCD-75882 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW A PROPOSED 36 SQUARE-FOOT ANIMATED WALL SIGN WHERE SUCH IS PROHIBITED on 10 86 acres at 215 Antelope Ridge Drive (APN 137-27-813-001), P-C (Planned Community) Zone [SF3/NF (Single Family Detached/Neighborhood Focus) Summerlin Special Land Use Designation], Ward 2 (Vacant) [PRJ-75881] Staff recommends DENIAL
- 15 **VAR-76077 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 10 020 C-V (CIVIC) DEVELOPMENT STANDARDS on 7 03 acres at 950 North Tonopah Drive (APN 139-28-210-007), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75793] Staff recommends DENIAL
- 16 **SDR-76079 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76077 - 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, 88,540 SQUARE-FOOT PRIMARY PUBLIC SCHOOL DEVELOPMENT on 7 03 acres at 950 North Tonopah Drive (APN 139-28-210-007), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75793] Staff recommends DENIAL
- 17 **VAR-76103 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPROUL LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A 23-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0 39 acres at 5255 Racel Street (APN 125-12-801-035), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76057] Staff recommends APPROVAL
- 18 **VAR-76104 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPROUL LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED AND A 23-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0 39 acres at 5251 Racel Street (APN 125-12-801-036), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76057] Staff recommends APPROVAL

- 19 **VAR-76120 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097] Staff recommends DENIAL
- 20 **VAR-76267 - VARIANCE RELATED TO VAR-76120 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC** - For possible action on a request for a Variance TO ALLOW 15 PARKING SPACES WHERE 27 SPACES ARE REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097] Staff recommends DENIAL
- 21 **SDR-76121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76120 AND VAR-76267 - PUBLIC HEARING - APPLICANT/OWNER: BEST AMIGOS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097] Staff recommends DENIAL
- 22 **SUP-76080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 121 NORTH FOURTH STREET, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,433 SQUARE-FOOT MARIJUANA DISPENSARY USE at 121 North 4th Street (APN 139-34-510-029), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-75796] Staff recommends APPROVAL
- 23 **SUP-76107 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MENA BOKTOR - OWNER: BOKTOR MOTORS, INC** - For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 13,504 SQUARE FEET OF AREA FOR THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 3939 Coran Lane (APN 139-19-703-001), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74989] Staff recommends DENIAL
- 24 **SUP-76116 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANGEL L. HAMMERING - OWNER: PAUL C. GALLO TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 984 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 600-FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2911 North Tenaya Way, Suite #215 (APN 138-15-610-012), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-75839] Staff recommends DENIAL
- 25 **SDR-76062 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,542 SQUARE-FOOT ADDITION TO AN EXISTING 10,594 SQUARE-FOOT MUSEUM WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY PARKING AND SETBACK STANDARDS on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin) [PRJ-76060] Staff recommends APPROVAL
- 26 **SDR-76101 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LOU BAUTISTA - OWNER: E.A.E. PROPERTY, LLC** - For possible action on a request for a Site Development Plan Review TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM TWO TO FIVE FOR AN EXISTING TWO UNIT, TWO-STORY MIXED-USE DEVELOPMENT on 0.17 acres at 1228 South Casino Center Boulevard (APN 162-03-110-063), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75677] Staff recommends APPROVAL

DIRECTOR'S BUSINESS:

- 27 **DIR-76242 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG PROPERTY, LLC, ET AL** - For possible action on a request regarding the adoption of the fifth amendment and restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (APNs Multiple), Ward 6 (Fiore) [PRJ-76124] Staff recommends APPROVAL

- 28 **DIR-76243 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG PROPERTY, LLC, ET AL** - For possible action on a request regarding the second amendment and restatement of the Parks Agreement as included within the fifth amendment and restatement of the Skye Canyon Development Agreement on approximately 1,030 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (APNs Multiple), Ward 6 (Fiore) [PRJ-76124] Staff recommends APPROVAL
- 29 **DIR-76290 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC, ET AL** - For possible action on a request regarding the first amendment and restatement of the Sunstone Development Agreement on approximately 628 acres at the southwest corner of N Skye Canyon Park Drive and Moccasin Road (APNs Multiple), Ward 6 (Fiore) [PRJ-76123] Staff recommends APPROVAL
- 30 **DIR-76291 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC, ET AL** - For possible action on a request regarding the first amendment and restatement of the Sunstone Parks Agreement on approximately 628 acres at the southwest corner of North Skye Canyon Park Drive and Moccasin Road (APNs Multiple), Ward 6 (Fiore) [PRJ-76123] Staff recommends APPROVAL
- 31 **DIR-76341 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion for possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards Staff recommends APPROVAL

CITIZENS PARTICIPATION:

- 32 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