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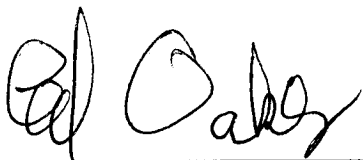
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

ED OAKLEY, an employee of the City of Las Vegas, Nevada,
 says that on the 18th day of JUNE, 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 25th
 day of JUNE, 2019, at 6:00PM, in Las Vegas, Nevada, on

Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor



Signature

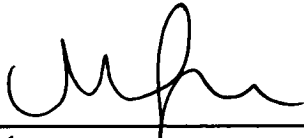
19 ✓

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares
_____, an employee of the City of Las Vegas, Nevada,
says that on the 18th day of JUNE, 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 25th day of
JUNE, 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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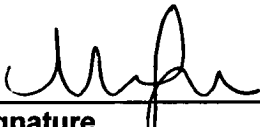
CERTIFICATE OF MAILING

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Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 18th day of JUNE, 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 25th day of
JUNE, 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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Henderson, Nevada 89052-6658

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Victory Missionary Baptist Church
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Las Vegas, Nevada 89106

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Arizona Charlie's
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89101

Ms. Diana Howe
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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Reporter
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Latin American Press
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Las Vegas, Nevada 89112

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McCarran International Airport
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Las Vegas, Nevada 89111

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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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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89108

Mr. Robert Phillips
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Las Vegas, Nevada 89129

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

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Las Vegas Nevada 89101

Mr. Timothy Voltz
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Las Vegas, Nevada 89145

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

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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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UFCW 711
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Las Vegas, Nevada 89108

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Charleston Neighborhood Preservation
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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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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89121

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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 Gus W. Flangas
Commissioner Anthony 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.

June 25, 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.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2, and are Closed Captioned for our hearing-impaired viewers. Please note customers of CenturyLink and Cox Communications can view this program in High Definition on Channel 1002 and in Standard Definition on Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday of the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

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 Meetings of May 14 and May 28, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

Consent items are considered routine by the Planning Commission and may be enacted by one motion. However, any item may be discussed if a Commission member or applicant so desires.

7. **EOT-76358 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: SENIOR NEVADA BENEFIT GROUP, LP** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-58539) FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 18,295 SQUARE FEET OF AREA DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76206]. Staff recommends APPROVAL.
8. **EOT-76359 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SENIOR NEVADA BENEFIT GROUP, LP** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-58540) FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76206]. Staff recommends APPROVAL.

9. **EOT-76368 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT - POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a first Extension of Time of an approved Site Development Plan Review (SDR-68470) FOR A PROPOSED SINGLE-STORY, 34,782 SQUARE-FOOT SHOPPING CENTER on 3.48 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76348]. 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. **ABEYANCE - 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.
11. **ABEYANCE 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.
12. **SUP-76456 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW STORAGE FACILITIES ON THE FIRST FLOOR WHERE SUCH IS NOT ALLOWED AND TO ALLOW THE NORTH, EAST, AND SOUTH BUILDING FACADES TO NOT APPEAR AS AN OFFICE OR RETAIL FACILITY WHERE SUCH IS REQUIRED on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.
13. **SUP-76457 - SPECIAL USE PERMIT RELATED TO SUP-76456 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Special Use Permit FOR A 79-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.
14. **SDR-76455 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76456 AND SUP-76457 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC HEALTHCARE III, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 517-UNIT, 75,161 SQUARE-FOOT MINI-STORAGE FACILITY AND A 80-FOOT TALL WIRELESS COMMUNICATION FACILITY (MONOPALM) WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW NONE OF THE BUILDING TO BE BUILT TO THE FRONT SETBACK LINE WHERE A MINIMUM OF 80 PERCENT IS REQUIRED, TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A SIX-FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED on 1.11 acres on the east side of Riley Street, approximately 290 feet south of Rome Boulevard (APN 125-20-803-021), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75649]. Staff recommends APPROVAL.
15. **SUP-76451 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAD'S BAIL BONDS - OWNER: BONNEVILLE CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 608 South 3rd Street (APN 139-34-311-070), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76334]. Staff recommends APPROVAL.

16. **MSP-76356 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - For possible action on a request for a Master Sign Plan FOR AN EXISTING PUBLIC SCHOOL, PRIMARY on 14.92 acres at 9851 Donald Nelson Avenue (APN 125-18-201-015), C-V (Civic) Zone, Ward 6 (Fiore) [PRJ-76357]. Staff recommends APPROVAL.
17. **VAC-76391 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VICTORY MISSIONARY BAPTIST CHURCH** - For possible action on a request for a Petition to Vacate a 20-foot wide alley between "E" Street and "F" Street, south of Jackson Avenue, Ward 5 (Crear) [PRJ-76390]. Staff recommends APPROVAL.
18. **VAC-76442 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate public right-of-way generally located on Crossbridge Drive, west of Suncreek Drive, Ward 2 (Vacant) [PRJ-76399]. Staff recommends APPROVAL.
19. **VAC-76444 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate public drainage easements generally located on the north side of Alta Drive, west of Sky Vista Drive (portion of APNs 137-28-810-001 and 137-33-512-003), Ward 2 (Vacant) [PRJ-76396]. Staff recommends APPROVAL.
20. **VAC-76458 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate public sewer and drainage easements generally located on the north side of Alta Drive, west of Sky Vista Drive (portion of APN 137-33-512-002), Ward 2 (Vacant) [PRJ-76431]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

21. **ABEYANCE - 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.
22. **ABEYANCE - 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.
23. **ABEYANCE - ZON-76236 - REZONING- PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends APPROVAL.
24. **ABEYANCE - VAR-76237 - VARIANCE RELATED TO ZON-76236 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL** - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK ADJACENT TO THE NORTH AND SOUTH PROPERTY LINES WHERE 10 FEET IS REQUIRED on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL.
25. **ABEYANCE - SUP-76310 - SPECIAL USE PERMIT RELATED TO ZON-76236 AND VAR-76237 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE at 1333 Arville Street (APN 162-06-510-016), Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL. [NOTE: STAFF'S RECOMMENDATION CHANGED TO APPROVAL].

26. **ABEYANCE - SDR-76250 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76236, VAR-76237 AND SUP-76310 - PUBLIC HEARING - APPLICANT: WHEELER ARVILLE MINI STORAGE - OWNER: STEPHANIE EVANS, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 292-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 57,900 SQUARE FEET WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO THE NORTH AND SOUTH PROPERTY LINE, AND A ZERO-FOOT LANDSCAPE BUFFER ADJACENT TO PORTIONS OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.04 acres at 1333 Arville Street (APN 162-06-510-016), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-75670]. Staff recommends DENIAL. [NOTE: STAFF'S RECOMMENDATION CHANGED TO APPROVAL].
27. **ABEYANCE - RENOTIFICATION - 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 2,869 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.
28. **SUP-76362 - SPECIAL USE PERMIT 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 Special Use Permit FOR A PROPOSED 213,748 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE 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.
29. **SUP-76663 - SPECIAL USE PERMIT RELATED TO VAR-75852 AND SUP-76362 - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 213,748 SQUARE-FOOT NIGHTCLUB USE 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.
30. **ABEYANCE - RENOTIFICATION - SDR-75854 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-75852, SUP-76362 AND SUP-76663 - 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 7,776 SQUARE-FOOT INDOOR FLOOR AREA ADDITION TO AN APPROVED 205,972 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT AND PROPOSED EXPANSION OF THE PARKING LOT AREA 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.
31. **ZON-76110 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ALBERTO E. & MERICIA G. ACHAVAL** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.45 acres at 820, 826 and 830 East Charleston Boulevard (APN 162-03-501-007), Ward 3 (Coffin) [PRJ-76067]. Staff recommends APPROVAL.
32. **WVR-76111 - WAIVER RELATED TO ZON-76110 - PUBLIC HEARING - APPLICANT/OWNER: ALBERTO E. & MERICIA G. ACHAVAL** - For possible action on a request for a Waiver TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.45 acres at 820, 826 and 830 East Charleston Boulevard (APN 162-03-501-007), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-76067]. Staff recommends APPROVAL.
33. **ZON-76475 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.57 acres at 400 West Owens Avenue (APN 139-22-403-003), Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.

34. **SUP-76476 - SPECIAL USE PERMIT RELATED TO ZON-76475 - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ** - For possible action on a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR USE at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.
35. **SDR-76477 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76475 AND SUP-76476 - PUBLIC HEARING - APPLICANT/OWNER: JORGE CRUZ DIAZ** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED 2,053 SQUARE-FOOT EXPANSION OF AN EXISTING 1,050 SQUARE-FOOT BUILDING on 0.57 acres at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190]. Staff recommends DENIAL.
36. **VAR-76459 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 16 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.19 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-016), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.
37. **VAR-76460 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 17 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.19 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-017), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.
38. **VAR-76461 - VARIANCE - PUBLIC HEARING - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: PRESIDIO SUMMIT REGENA 18, LLC** - For possible action on a request for a Variance TO ALLOW A 10-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL WALL HEIGHT OF 16 FEET WHERE 12 FEET IS ALLOWED ON LOT 18 OF AN APPROVED 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 0.24 acres on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road (APN 125-30-512-018), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-76412]. Staff recommends DENIAL.
39. **VAR-76469 - VARIANCE - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC** - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 173 SPACES ARE REQUIRED on 0.76 acres at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.
40. **SUP-76470 - SPECIAL USE PERMIT RELATED TO VAR-76469 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) [TAVERN-RESTRICTED] USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.
41. **SUP-76471 - SPECIAL USE PERMIT RELATED TO VAR-76469 AND SUP-76470 - PUBLIC HEARING - APPLICANT: RHYTHM'S DANCE STUDIO - OWNER: 4545 WEST SAHARA AVE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,800 SQUARE-FOOT NIGHTCLUB USE WITH 1,000 SQUARE FEET OF OUTDOOR SEATING, IN CONJUNCTION WITH AN ESTABLISHMENT THAT HAS A TAVERN-RESTRICTED LICENSE, WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 4545 West Sahara Avenue (APN 162-07-101-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76404]. Staff recommends DENIAL.

42. **VAR-76400 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALDEGUNDA DURAN MENDOZA** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED ACCESSORY STRUCTURE [COVERED BARBEQUE] AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.70 acres at 1400 Comstock Drive (APN 139-28-110-081), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76286]. Staff recommends DENIAL.
43. **SUP-75826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC** - For possible action on a request FOR A PROPOSED 4,280 SQUARE-FOOT MARIJUANA DISPENSARY USE at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff has NO RECOMMENDATION.
44. **SDR-75825 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-75826 - PUBLIC HEARING - APPLICANT: INTEGRAL DBA ESSENCE TROPICANA, LLC - OWNER: TEN15 CRAIG TENAYA, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-59306) FOR A PROPOSED 4,280 SQUARE-FOOT COMMERCIAL BUILDING on 0.95 acres at the northeast corner of Craig Road and Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-75788]. Staff has NO RECOMMENDATION.
45. **SUP-76446 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401]. Staff recommends APPROVAL.
46. **SDR-76448 - SITE DEVELOPMENT PLAN REVIEW RELATED SUP-76446 - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON TOWERS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-STORY MIXED-USE DEVELOPMENT CONSISTING OF 343 RESIDENTIAL UNITS AND 8,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW 331 PARKING SPACES WHERE 522 ARE REQUIRED; A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 282 FEET IS REQUIRED; A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST, SOUTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 2.18 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-074, 075, 101 through 105; and 139-34-812-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76401]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

47. **TXT-76662- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to clarify and define distance separation and access requirements, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

48. 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