

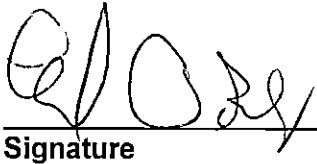
S.✓

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 2nd day of JULY, 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 9th
day of JULY, 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

21✓

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Carman Burney
_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of JULY, 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 9th day of
JULY, 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.

Carman Burney



Signature
Department of Planning

Nora Lares

Contact Group Name: Agenda Mailing_updated 03.26.19

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Phyllis Coleman (collmangroup1@cox.net)

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VAoun@LasVegasNevada.GOV
zgomez@LasVegasNevada.GOV

CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Carman Burney
_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of JULY, 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 9th day of
JULY, 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.

Carman Burney



Signature
Department of Planning

Mr. Pawlik
808 Park Paseo
Las Vegas, Nevada 89104

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

Ms. Marianne Clark
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Henderson, Nevada 89052-6658

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Victory Missionary Baptist Church
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Las Vegas, Nevada 89106

Mr. Narron Clark
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Forth Worth, Texas 76101

Mr. Patrick Smith
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Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
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Las Vegas, Nevada 89102

Ms. Jean Hall
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Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

Mr. Gene Lonardo
Charleston Neighborhood Preservation
6300 Blair Way
Las Vegas, Nevada 89107

Rev. James M. Rogers, Sr.
Greater New Jerusalem MBC
1100 North "D" Street
Las Vegas, Nevada 89106

Mr. Alan Choate
Reporter
Las Vegas Review Journal
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Las Vegas, Nevada 89125

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Latin American Press
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Las Vegas, Nevada 89112

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

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Las Vegas, Nevada 89108

Mrs. Joann
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

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

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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

Mr. Kenneth Williams
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Las Vegas Nevada 89101

Mr. Timothy Voltz
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Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
600 South Grand Central Parkway, Ste. 135
Las Vegas, Nevada 89106

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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89119

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LVRC Holdings, LLC
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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 89113

Ms. Dottie Miller
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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 89108

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

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

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

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

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

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



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvia, 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.

July 9, 2019
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

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 Meeting of June 11, 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. **EOT-76473 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BOCA PARK MARKETPLACE SYNDICATIONS GROUP, LLC** - For possible action on a request for a first Extension of Time of a previously approved Variance (VAR-69662) TO ALLOW THREE PROPOSED 24-FOOT TALL MONUMENT SIGNS WHERE 10 FEET IS ALLOWED; TO ALLOW ONE 383 SQUARE-FOOT AND TWO 208 SQUARE-FOOT MONUMENT SIGNS WHERE 75 SQUARE FEET PER SIGN IS ALLOWED; AND TO ALLOW AN EIGHT-FOOT SEPARATION BETWEEN THREE PROPOSED MONUMENT SIGNS WHERE A MINIMUM SEPARATION OF 100 FEET BETWEEN SIGNS IS REQUIRED on 72.55 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs Multiple), C-1 (Limited Commercial) and PD (Planned Development) Zones, Ward 2 (Vacant). Staff recommends APPROVAL.

8. **MOD-76535 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Major Modification of the approved Summerlin Village 24 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION FROM: SF2 (SINGLE FAMILY DETACHED - 6 UNITS PER ACRE) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
9. **SCD-76513 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #133 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
10. **SCD-76514 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #137 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
11. **SCD-76515 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #138 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
12. **SCD-76516 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #139 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
13. **SCD-76517 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #142 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
14. **SCD-76518 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #144 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

15. **SCD-76519 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #145 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
16. **SCD-76520 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #152 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
17. **SCD-76521 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #158 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
18. **SCD-76522 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #159 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
19. **SCD-76523 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #163 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
20. **SCD-76524 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #164 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
21. **SCD-76525 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #165 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

22. **SCD-76526 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #166 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
23. **SCD-76527 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #174 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
24. **SCD-76528 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #308 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
25. **SCD-76529 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #309 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
26. **SCD-76530 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #325 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
27. **SCD-76531 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #339 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
28. **SCD-76532 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #351 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.

29. **SCD-76533 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #352 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
30. **SCD-76534 - MAJOR DEVIATION RELATED TO MOD-76535 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW A THREE-FOOT TO EIGHT-FOOT OR 18-FOOT GARAGE DOOR SETBACK WHERE THREE FEET TO FIVE FEET OR 18 FEET IS REQUIRED ON LOT #412 OF A 421-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on a portion of 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
31. **TMP-76536 - TENTATIVE MAP RELATED TO MOD-76535 AND SCD-76513 THROUGH SCD-76534 - SUMMERLIN VILLAGE 24 PARCEL FGH - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 421-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 103.82 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-511-001), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76194]. Staff recommends APPROVAL.
32. **GPA-76545 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.
33. **ZON-76546 - REZONING RELATED TO GPA-76545 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.30 acres at the northeast corner of Bonanza Road and Wardell Street (APN 139-25-405-012), Ward 3 (Coffin) [PRJ-76544]. Staff recommends APPROVAL.
34. **SUP-76493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COUNT'S VAMP'D - OWNER: CKPB, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,003 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 397 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS REQUIRED at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76403]. Staff recommends APPROVAL.
35. **SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76479]. Staff recommends APPROVAL.
36. **SUP-76596 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 612 CARSON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,348 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 83 SQUARE FEET OF OUTDOOR SEATING AREA at 616 East Carson Avenue, Suite #140 (APN 139-34-611-024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76480]. Staff recommends APPROVAL.

37. **SUP-76605 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESS THE MESS, LLC - OWNER: 201 CHARLESTON, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,639 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 600 SQUARE FEET OF OUTDOOR SEATING AREA at 201 East Charleston Boulevard, Suite #100 (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76560]. Staff recommends APPROVAL.
38. **SDR-76438 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JOHN STALUPPI JR. - OWNER: DANIELLE REALTY, LLC** - For possible action on a request for a Major Amendment to approved Rezoning and Plot Plan Review (Z-0084-92) FOR A PROPOSED 9,225 SQUARE-FOOT BUILDING AT AN EXISTING AUTO DEALER INVENTORY STORAGE DEVELOPMENT WITH A WAIVER TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED on 2.56 acres at 2249 Red Rock Street (APN 163-01-401-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-76355]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

39. **ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.
40. **ABEYANCE - 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.
41. **ABEYANCE - 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.
42. **ABEYANCE - RENOTIFICATION - 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 WITH A WAIVER TO ALLOW A 385-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP 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.
43. **GPA-76550 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA** - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.63 acres at 3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.
44. **ZON-76551 - REZONING RELATED TO GPA-76550 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: BALJINDER SINGH RANDHAWA** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.63 acres at 3951 North Rancho Drive (APN 138-12-110-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76315]. Staff recommends DENIAL.

45. **GPA-76573 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
46. **ZON-76574 - REZONING RELATED TO GPA-76573 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL** - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
47. **VAR-76575 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: GEORGE TONY LOPEZ** - For possible action on a request for a Variance TO ALLOW A 95-FOOT WIDE LOT WIDTH WHERE 100 FEET IS REQUIRED; AND TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
48. **SDR-76576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76575 - APPLICANT/OWNER: GEORGE TONY LOPEZ** - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.44 acres at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
49. **VAR-76577 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
50. **SDR-76578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76577 - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
51. **GPA-76580 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC** - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.
52. **ZON-76581 - REZONING RELATED TO GPA-76580 - PUBLIC HEARING - APPLICANT/OWNER: 4HIM4LIFE, INC** - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.50 acres at 800 North Bruce Street (APNs 139-26-701-001 and 002), Ward 3 (Coffin) [PRJ-76325]. Staff recommends DENIAL.
53. **GPA-76598 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.
54. **ZON-76599 - REZONING RELATED TO GPA-76598 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.

55. **SDR-76600 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76598 AND ZON-76599 - PUBLIC HEARING - APPLICANT/OWNER: 634 N. MAIN STREET, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 62,976 SQUARE-FOOT WAREHOUSE DEVELOPMENT AND 10,000 SQUARE-FOOT SHADE STRUCTURE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Crear) [PRJ-76561]. Staff recommends DENIAL.
56. **VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.
57. **VAR-76594 - VARIANCE RELATED TO VAR-76590 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.
58. **SUP-76595 - SPECIAL USE PERMIT RELATED TO VAR-76590 AND VAR-76594 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.
59. **SDR-76597 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-76300]. Staff recommends DENIAL.
60. **VAR-76602 - VARIANCE - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC** - For possible action on a request for a Variance TO ALLOW A NINE-FOOT TALL PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED, WITH BARBED WIRE WHERE SUCH IS PROHIBITED on 0.66 acres at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.
61. **SUP-76603 - SPECIAL USE PERMIT RELATED TO VAR-76602 - PUBLIC HEARING - APPLICANT: JONATHAN IBARRA - OWNER: AGCOM I, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1935 Fremont Street (APN 139-35-810-003), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75780]. Staff recommends DENIAL.
62. **VAR-76612 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC.** - For possible action on a request for a Variance TO ALLOW A 15-FOOT TALL WALL/FENCE WHERE A MAXIMUM OF EIGHT FEET IS ALLOWED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.

63. **VAR-76754 - VARIANCE RELATED TO VAR-76612 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC.** - For possible action on a request for a Variance TO ALLOW 90 PARKING SPACES WHERE 91 PARKING SPACES ARE REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-003 through 007), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.
64. **SDR-76613 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76612 AND VAR-76754 - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS, INC.** - For possible action on a request for a Major Modification to an approved Site Development Plan Review (SDR-26819) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 30 FEET IS THE MINIMUM REQUIRED on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-76445]. Staff recommends DENIAL.
65. **VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-76570]. Staff recommends DENIAL.
66. **VAC-76744 - VACATION - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL** - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public alley west of Maryland Parkway, between Lewis Avenue and Bridger Avenue, Ward 3 (Coffin) [PRJ-76507]. Staff recommends APPROVAL.
67. **SDR-76593 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-76744 - PUBLIC HEARING - APPLICANT: BDR CASCADIA, LLC - OWNER: BDR CASCADIA, LLC, ET AL** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-70269) FOR A PROPOSED BUILDING HEIGHT DECREASE FROM 15 TO 13 STORIES, AN INCREASE IN MULTI-FAMILY RESIDENTIAL UNITS FROM 193 TO 219, A DECREASE OF COMMERCIAL SPACE FROM 28,817 SQUARE FEET TO 15,996 SQUARE FEET, AN ADDITION OF 27,195 SQUARE FEET OF OFFICE SPACE AND 3,488 SQUARE FEET OF RESTAURANT SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS FOR A PROPOSED MIXED USE DEVELOPMENT on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway (APNs 139-34-712-099, 100, 101 and 120), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-76507]. Staff recommends DENIAL.

CITIZENS PARTICIPATION:

68. 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