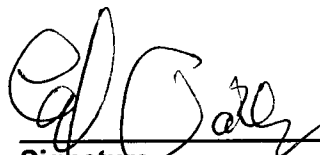


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

ED OAKLEY, an employee of the City of Las Vegas, Nevada,
says that on the 16th day of 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 23RD
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



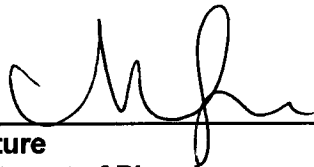
Signature

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares _____, an employee of the City of Las Vegas, Nevada,
says that on the **16th** day of **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 **23RD** 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.

Nora Lares



Signature
Department of Planning

Nora Lares

Contact Group Name:

Agenda Mailing_updated 03.26.19

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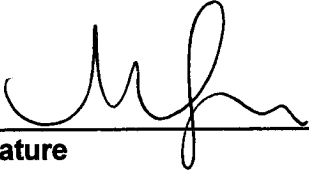
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 16th day of JUY, 2019, a copy of a
NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 23RD day of
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.

Nora Lares



Signature
Department of Planning

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Las Vegas, Nevada 89106

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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
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Las Vegas, Nevada 89117

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Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

Rev. James M. Rogers, Sr.
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 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 89101

Mr. Timothy Voltz
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Las Vegas, Nevada 89145

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Nevada Department of Transportation
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Las Vegas, Nevada 89106

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Henderson, Nevada 89011

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Las Vegas, Nevada 89107

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KCRGF
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Las Vegas, Nevada 89149

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

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Ms. Erna Clark
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Ms Paula Hutchison
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Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Michele Fiore (Ward 6)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Stavros Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Donna Toussaint
Commissioner Gus W. Flangas
Commissioner Anthony Williams
Commissioner Jeff Rogan

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 23, 2019
6:00 PM

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

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 25, 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-76676 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 PARCELS C & D - APPLICANT: TOLL BROTHERS - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 151-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 29.90 acres on the northeast corner of Far Hills Avenue and Desert Foothills Drive (Lots C and D of Book 158 Page 87 of Plats), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76464]. Staff recommends APPROVAL.
8. **TMP-76718 - TENTATIVE MAP - SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: EASTLAND, LLC, ET AL** - For possible action on a request for a Parent Tentative Map FOR A 22-PARCEL MASTER PLANNED COMMUNITY on 630.39 acres at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), T-D (Traditional Development) Zone and U (Undeveloped) Zone [SC (Service Commercial) and PCD (Planned Community Development) General Plan Designations], Ward 6 (Fiore) [PRJ-76498]. 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.

9. **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.
10. **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.
11. **ABEYANCE - 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.
12. **ABEYANCE - 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.
13. **ABEYANCE - 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.
14. **GPA-76644 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INTERNATIONAL, LLC - OWNER: SAMAN EBRAHIMI** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: M (MEDIUM DENSITY RESIDENTIAL) on 5.16 acres on the north side of the Ann Road alignment, approximately 340 feet west of Shaumber Road (APN 126-36-101-002), Ward 6 (Fiore) [PRJ-76558]. Staff recommends APPROVAL.

15. **ZON-76645 - REZONING RELATED TO GPA-76644 - PUBLIC HEARING - APPLICANT: INTERNATIONAL, LLC - OWNER: SAMAN EBRAHIMI** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 5.16 acres on the north side of the Ann Road alignment, approximately 340 feet west of Shaumber Road (APN 126-36-101-002), Ward 6 (Fiore) [PRJ-76558]. Staff recommends APPROVAL.
16. **GPA-76710 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend the Planned Streets and Highways Map and Schedule 13-1A and to amend Map 2C of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD, REMOVE OR MODIFY VARIOUS ROADWAY ALIGNMENTS WITHIN THE NORTHWEST PORTION OF THE CITY, Wards 4 (Anthony) and 6 (Fiore) [PRJ-76705]. Staff recommends APPROVAL.
17. **ZON-76711 - REZONING - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.
18. **VAR-76712 - VARIANCE RELATED TO ZON-76711 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH** - For possible action on a request for a Variance TO ALLOW A 1.00 CONNECTIVITY RATIO WHERE 1.30 IS THE MINIMUM REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.
19. **VAC-76713 - VACATION RELATED TO ZON-76711 AND VAR-76712 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH** - For possible action on a request for a Petition to Vacate public right-of-way generally located north of Clark County 215 between Bradley Road and Thom Boulevard, Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.
20. **TMP-76714 - TENTATIVE MAP RELATED TO ZON-76711, VAR-76712 AND VAC-76713 - BRADLEY AND 215 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: JOHN SETAREH** - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE SOUTH AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED on 10.31 acres on the east side of Bradley Road, 279 feet south of Turkey Lane (APNs 125-24-801-013 through 017), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Fiore) [PRJ-76648]. Staff recommends APPROVAL.
21. **VAR-76685 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622]. Staff recommends APPROVAL.
22. **SDR-76686 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76685 - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76622]. Staff recommends APPROVAL.
23. **VAR-76830 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TAL HAREL** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 363 North 14th Street (APN 139-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76829]. Staff recommends APPROVAL.
24. **SUP-76707 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALL STORAGE - OWNER: TWIN LAKES BAPTIST CHURCH** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589]. Staff recommends APPROVAL.

25. **SDR-76708 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76707 - PUBLIC HEARING - APPLICANT: ALL STORAGE - OWNER: TWIN LAKES BAPTIST CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET on 2.50 acres west of Rainbow Boulevard, approximately 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76589]. Staff recommends APPROVAL.
26. **SUP-76683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAFTHAUS BREWERY - OWNER: CALIFORNIA LOFT PARTNERS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,612 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 197 East California Street (APN 162-03-105-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76621]. Staff recommends APPROVAL.
27. **SDR-76722 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA DISTILLING CO., LLC - OWNER: 301 MESQUITE, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 300 SQUARE-FOOT ADDITION TO AN APPROVED 4,650 SQUARE-FOOT WAREHOUSE BUILDING AND ADDITIONAL SITE MODIFICATIONS WITH WAIVERS OF INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT SIDE YARD SETBACK ALONG ALL NORTH PROPERTY LINES WHERE 10 FEET IS REQUIRED, A SEVEN-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 630 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-76511]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

28. **ABEYANCE - 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.
29. **ABEYANCE - 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 recommends APPROVAL.
30. **ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
31. **ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
32. **VAR-76696 - VARIANCE RELATED TO GPA-75954 AND ZON-75955 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Variance TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

33. **VAR-76697 - VARIANCE RELATED TO GPA-75954, ZON-75955 AND VAR-76696 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.
34. **SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.
35. **GPA-75993 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.
36. **ZON-75986 - REZONING RELATED TO GPA-75993 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.
37. **VAR-75987 - VARIANCE RELATED TO GPA-75993 AND ZON-75986 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a Variance TO ALLOW 11 PARKING SPACES WHERE 12 SPACES ARE REQUIRED on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.
38. **VAR-75988 - VARIANCE RELATED TO GPA-75993, ZON-75986 AND VAR-75987 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a Variance TO ALLOW A 70-FOOT SETBACK TO THE WEST AND AN 85-FOOT SETBACK TO THE NORTH WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 117 FEET on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.
39. **SUP-75989 - SPECIAL USE PERMIT RELATED TO GPA-75993, ZON-75986, VAR-75987 AND VAR-75988 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY USE at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.
40. **SDR-75990 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75993, ZON-75986, VAR-75987, VAR-75988 AND SUP-75989 - PUBLIC HEARING - APPLICANT: WHEELER RED COACH MINI STORAGE - OWNER: INVESTMENT SOLUTIONS, INC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 56,400 SQUARE-FOOT, 324-UNIT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG PORTIONS OF THE EAST AND SOUTH PROPERTY LINES on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75661]. Staff recommends DENIAL.

41. **GPA-76723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.
42. **ZON-76724 - REZONING RELATED TO GPA-76723 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] GENERAL PLAN DESIGNATION TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.
43. **GPA-76856 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III** - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends APPROVAL.
44. **VAR-76681 - VARIANCE RELATED TO GPA-76856 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III** - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 21 IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends DENIAL.
45. **SDR-76682 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76856 AND VAR-76681 - PUBLIC HEARING - APPLICANT/OWNER: ROYAL HERALD BYRON III** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,569 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO NOT ALIGN THE BUILDING WITH THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657]. Staff recommends DENIAL.
46. **ZON-76637 - REZONING - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.
47. **VAR-76638 - VARIANCE RELATED TO ZON-76637 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK ON LOT 6 WHERE 25 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.
48. **VAR-76639 - VARIANCE RELATED TO ZON-76637 AND VAR-76638 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK ON LOT 9 WHERE 25 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.
49. **VAR-76641 - VARIANCE RELATED TO ZON-76637, VAR-76638 AND VAR-76639 - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC** - For possible action on a request for a Variance TO ALLOW A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS THE MINIMUM REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.

50. **TMP-76642 - TENTATIVE MAP RELATED TO ZON-76637, VAR-76638, VAR-76639 AND VAR-76641 - BRADLEY & ANO SINGLE FAMILY RESIDENTIAL - PUBLIC HEARING - APPLICANT: GREYSTONE OF NEVADA - OWNER: BRADLEY ROME ESTATES, LLC** - For possible action on a request for a Tentative Map FOR A 14-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH WAIVERS TO ALLOW A 164-FOOT INTERSECTION OFFSET WHERE 220 FEET IS REQUIRED on 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), Ward 6 (Fiore) [PRJ-76503]. Staff recommends APPROVAL.
51. **ZON-76747 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), R-5 (APARTMENT) R-4 (HIGH DENSITY), R-3 (MEDIUM DENSITY), AND R-2 (MEDIUM LOW DENSITY) TO: T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T5-N (T5 NEIGHBORHOOD), T5-MS (T5 MAIN STREET), AND T6-UC (T6 URBAN CORE) on approximately 226.00 acres in the Fremont East District generally located south of U.S. Highway 515, east of Las Vegas Boulevard, north of Carson Avenue, and west of Eastern Avenue (APNs Multiple), Wards 3 (Diaz) and 5 (Crear) [PRJ-76746]. Staff recommends APPROVAL.
52. **VAR-76702 - VARIANCE - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC** - For possible action on a request for a Variance TO ALLOW 846 PARKING SPACES WHERE 970 ARE REQUIRED on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.
53. **SUP-76703 - SPECIAL USE PERMIT RELATED TO VAR-76702 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC** - For possible action on a request for a Special Use Permit FOR A MULTI-FAMILY RESIDENTIAL USE at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.
54. **SDR-76704 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76702 AND SUP-76703 - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS - OWNER: D & A REAL PROPERTY, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 220-UNIT, MULTI-FAMILY DEVELOPMENT, AND A FOUR-STORY MIXED-USE DEVELOPMENT CONSISTING OF 260 RESIDENTIAL UNITS AND 16,000 SQUARE FEET OF COMMERCIAL SPACE on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508]. Staff recommends APPROVAL.
55. **VAR-76720 - VARIANCE - PUBLIC HEARING - APPLICANT: SILVERSTEIN PROPERTIES, INC. - OWNER: MEADOWS LANE OWNER, LLC** - For possible action on a request for a Variance TO ALLOW 544 PARKING SPACES WHERE 597 ARE REQUIRED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669]. Staff recommends DENIAL.
56. **SDR-76721 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76720 - PUBLIC HEARING - APPLICANT: SILVERSTEIN PROPERTIES, INC. - OWNER: MEADOWS LANE OWNER, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-74252) FOR A FIVE-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE A SIX-STORY, 280-UNIT DEVELOPMENT WAS APPROVED on 9.63 acres on the north side of Meadows Lane, approximately 1,345 feet east of Decatur Boulevard (APN 139-31-111-010), R-4 (High Density Residential) Zone, Ward 1 (Knudsen) [PRJ-76669]. Staff recommends DENIAL.
57. **VAR-76654 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELSA YADIRA ANAYA** - For possible action on a request for a Variance TO ALLOW A 40-FOOT FRONT YARD SETBACK FOR THE PRINCIPAL DWELLING UNIT WHERE 50 FEET IS REQUIRED AND A 20-FOOT FRONT YARD SETBACK FOR AN ATTACHED PORTE COCHERE WHERE 30 FEET IS REQUIRED on 0.50 acres at the southwest corner of Dimick Avenue and Helen Avenue (APN 138-01-402-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76651]. Staff recommends DENIAL.

58. **VAR-76658 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STANLEY KOSLOWSKI AND JULIETA GRAY** - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES [CARPORT] IN FRONT OF THE PRIMARY BUILDING WHERE SUCH IS NOT ALLOWED AND TO ALLOW A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.65 acres at 5311 Manuel Drive (APN 125-33-203-003), R-E (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-76509]. Staff recommends DENIAL.
59. **VAR-76691 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALEX K. BOUZARI** - For possible action on a request for a Variance TO ALLOW A 39-FOOT TALL SINGLE FAMILY DWELLING WHERE 35 FEET IS ALLOWED on 2.18 acres at 8101 O'Bannon Drive (APN 163-04-801-008), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-76606]. Staff recommends DENIAL.

CITIZENS PARTICIPATION:

60. 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