

CERTIFICATE OF POSTING

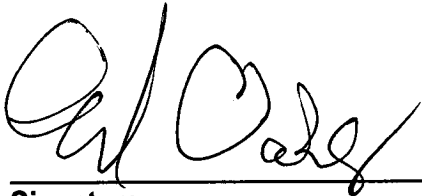
(Posting required under the provisions of NRS Chapter 241)

RECEIVED
CITY CLERK

2019 SEP -4 P 3: 15

ED OAKLEY, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of SEPTEMBER, 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 10TH
day of SEPTEMBER, 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)

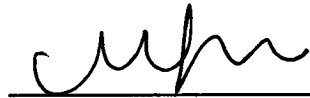
RECEIVED
CITY CLERK

2019 SEP -4 P 3:45

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of SEPTEMBER, 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 10TH day of
SEPTEMBER, 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 08.19.19

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CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

RECEIVED
CITY CLERK

2019 SEP -4 P 3:45

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of SEPTEMBER, 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 10TH day of
SEPTEMBER, 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

Mr. Pawlik
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89107

Ms. Marianne Clark
15 Holly Tree Court
Henderson, Nevada 89052-6658

Dr. Robert E. Fowler, Sr.
Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Mr. Narron Clark
P.O. Box 51
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 89107

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Las Vegas, Nevada 89102

Ms. Jean Hall
4412 Sunrise Avenue
Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
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Las Vegas, Nevada 89117

Mr. David Clark
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Las Vegas, Nevada 89108

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

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

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Las Vegas, Nevada 89108

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VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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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 89129

Ms Paula Hutchison
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Las Vegas, Nevada 89131

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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941 Verdite Avenue
Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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UFCW 711
1201 North Decatur Boulevard, Suite #116
Las Vegas, Nevada 89108

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Las Vegas, Nevada 89131

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Denver, Colorado 80222

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Las Vegas, Nevada 89125

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Las Vegas, Nevada 89104

Mr. and Mrs. James Seward
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Las Vegas, Nevada 89107

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LVRC Holdings, LLC
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Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

Mr. Byron Royal III
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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
2230 South Paradise Road
Las Vegas, Nevada 89104

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1139 5th Place
Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89106-3983

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Las Vegas, Nevada 89106

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D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

Ms. Lindsey Madsen
704 South 9th Street
Las Vegas, Nevada 89101

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 S. 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 Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

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.

September 10, 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 August 13, 2019.
6. For Possible Action - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

ONE MOTION - ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered routine non-public and public hearing items. All public hearings and non-public hearings will be opened at one time. Any person representing an application or a member of the public or a member of the Planning Commission not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

7. TMP-77066 - TENTATIVE MAP - DURANGO BELTWAY PLAZA (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: DURANGO BELTWAY PLAZA, LLC - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.19 acres at 8635 West Rome Boulevard (APN 125-20-802-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-76988]. Staff recommends APPROVAL.
8. ZON-77074 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.
9. VAR-77073 - VARIANCE RELATED TO ZON-77074 - PUBLIC HEARING - APPLICANT/OWNER: JUAN A. FERNANDEZ - For possible action on a request for a Variance TO ALLOW A 75-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 4224 West Charleston Boulevard (APN 139-31-411-021), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-77054]. Staff recommends APPROVAL.
10. SUP-77032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROUND ONE ENTERTAINMENT, INC. - OWNER: SERITAGE SRC FINANCE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 42,518 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND 100-FOOT SEPARATION FROM A PRIVATE AND PUBLIC SCHOOL WHERE 1500 FEET IS REQUIRED at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76763]. Staff recommends APPROVAL.

11. SUP-77085 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERENITY FUNERAL HOME - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - For possible action on a request for a Special Use Permit FOR A PROPOSED MORTUARY OR FUNERAL CHAPEL USE at 1140 Almond Tree Lane (APN 162-03-801-131), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77031]. Staff recommends APPROVAL.
12. SUP-77086 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OCTAPharma PLASMA, INC - OWNER: 1999, LLC - For possible action on a request for a Special Use Permit FOR A BLOOD PLASMA DONOR CENTER USE at 2101 South Decatur Boulevard, Suite #23-25, (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77010]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

13. 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.
14. ABEYANCE - 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 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
15. ABEYANCE - 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 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
16. ABEYANCE - 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 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
17. ABEYANCE - 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 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
18. ABEYANCE - VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.
19. ABEYANCE - SUP-76904 - SPECIAL USE PERMIT RELATED TO VAR-76903 - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A 3,470 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) AND A 5,025 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 638-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.
20. ABEYANCE - SDR-76905 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76903 AND SUP-76904 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC - For possible action on a request for a Site

Development Plan Review FOR A PROPOSED 5,025 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION TO AN EXISTING 3,470 SQUARE-FOOT COMMERCIAL BUILDING on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Cear) [PRJ-76618]. Staff recommends DENIAL.

21. ABEYANCE - SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.
22. ZON-77091 - REZONING - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-PD9 (RESIDENTIAL PLANNED DEVELOPMENT - 9 UNITS PER ACRE) TO: R-TH (SINGLE FAMILY ATTACHED) on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.
23. TMP-77092 - TENTATIVE MAP RELATED TO ZON-77091 - OWENS & LAMB STREET & AVENUE A PROJECT - PUBLIC HEARING - APPLICANT: LGI HOMES OF NEVADA, LLC - OWNER: PHOENIX GARDENS LTD HOUSING, ET AL - For possible action on a request for a Tentative Map FOR A 222-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 17.85 acres on the south side of Owens Avenue, approximately 640 feet west of Lamb Boulevard (APNs 140-30-503-001; 140-30-503-002; 140-30-520-017; and 140-30-520-018 through 033), R-E (Residence Estates) and R-PD9 (Residential Planned Development - 9 Units Per Acre) Zones [PROPOSED: R-TH (Single Family Attached)], Ward 3 (Diaz) [PRJ-76961]. Staff recommends APPROVAL.
24. VAR-77088 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19 COMPLETE STREET DEVELOPMENT STANDARDS on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.
25. TMP-77089 - TENTATIVE MAP RELATED TO VAR-77088 - TORREY PINES AND HORSE - EAST - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: THE SANDENO 1996 FAMILY LIMITED PARTNERSHIP - For possible action on a request for a Tentative Map FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.24 acres on the southeast corner of Horse Drive and Torrey Pines Drive (APNs 125-11-701-004, 005, 006 and 007), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-77059]. Staff recommends DENIAL.
26. VAR-77093 - VARIANCE - PUBLIC HEARING - APPLICANT: IMAGE 360 - OWNER: 5600 WEST SAHARA HOLDINGS, LLC - For possible action on a request for a Variance TO ALLOW A PROPOSED 50-FOOT TALL ON-PREMISE FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW THREE SIGNS ON THE STREET FRONTAGE WHERE TWO SIGNS ARE ALLOWED AND TO ALLOW A 71-FOOT SEPARATION FROM AN EXISTING MONUMENT SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED on 3.38 acres at 5600 West Sahara Avenue (APN 163-01-404-025), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76983]. Staff recommends DENIAL.
27. SUP-77075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PARKING FACILITY on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.
28. SDR-77076 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77075 - PUBLIC HEARING - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.21 acres at 1124 South Maryland Parkway (APN 162-03-514-001), C-D (Design Commercial) Zone, Ward 3 (Diaz) [PRJ-77037]. Staff recommends APPROVAL.
29. SUP-77094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES VANAS - For possible action on a request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS

I) [CASITA] USE at 1301 South 6th Street (APN 162-03-610-003), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77019]. Staff recommends APPROVAL.

30. ROC-77077 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: STEPHANIE AND BROC GODDARD - For possible action on a request for a Review of Condition of an approved Variance (VAR-76187) TO REMOVE CONDITION NUMBER 1 THAT STATES, "ALL NECESSARY BUILDING PERMITS SHALL BE OBTAINED WITHIN 30 DAYS FROM THE DATE OF FINAL APPROVAL AND FINAL INSPECTIONS OF SUCH PERMITS SHALL BE ACCOMPLISHED WITHIN 60 DAYS OF THE ISSUANCE OF THE BUILDING PERMITS, UNLESS EXTENDED BY THE BUILDING OFFICIAL" on 0.83 acres at 5050 Elkhorn Road (APN 125-13-803-004), R-E (Residential Estates) Zone, Ward 6 (Fiore) [PRJ-77033]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

31. TXT-77205 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend Section 4B: Minimum Requirements of the Town Center Development Standards Manual to allow a Waiver of the minimum distance separation requirement between a proposed Package Liquor Off-Sale Establishment and the following uses: another Package Liquor Off-Sale Establishment and a Liquor Establishment (Tavern), and to provide for other related matters. Staff has NO RECOMMENDATION.
32. TXT-77254 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses and 19.18 Definitions & Measures to allow City Communication Signage, and to provide for other related matters. Staff recommends APPROVAL.
33. DIR-77214 - DIRECTOR'S BUSINESS - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a presentation by the Department of Planning regarding progress on the Las Vegas Downtown Master Plan. Staff has NO RECOMMENDATION.

Citizens Participation:

34. 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