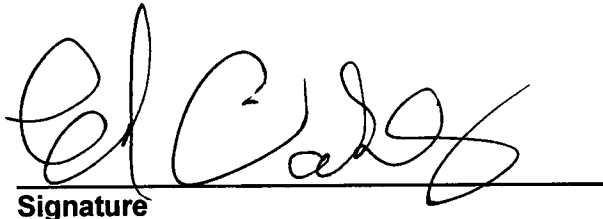


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley, an employee of the City of Las Vegas, Nevada,
says that on the 4TH day of NOVEMBER, 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 12TH
day of NOVEMBER, 2019, at 6:00PM, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 4TH 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, 4TH 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 **4TH** day of **NOVEMBER**, **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 **12TH** day of
NOVEMBER, **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 09.17.19

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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 4TH day of NOVEMBER, 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 12TH day of
NOVEMBER, 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
 808 Park Paseo
 Las Vegas, Nevada 89104

Mr. Woodrow Wagner
 4618 Meadows Lane
 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
 3109 Connors Drive
 Las Vegas, Nevada 89107

Mr. Ron Lurie
 Arizona Charlie's
 740 South Decatur Boulevard
 Las Vegas, Nevada 89107

Ms. Linda Foster
 3721 Capella Avenue
 Las Vegas, Nevada 89102

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

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

Mr. David Clark
 4950 Sawyer Avenue
 Las Vegas, Nevada 89108

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

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

Ms. Maggy Ruiz
 Latin American Press
 PO Box 12599
 Las Vegas, Nevada 89112

Mr. Jeff Jacquart
 McCarran International Airport
 PO Box 11005
 Las Vegas, Nevada 89111

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 5916 Paseo Del Mar
 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

Mr. Donald M. Mosley
 Rancho/Oakey Neighborhood Association
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 Las Vegas, Nevada 89102

Ms. Lynn Bessent
 5076 Auburn Avenue
 Las Vegas, Nevada 89108

Mr. Robert Phillips
 8704 Monarchy Court
 Las Vegas, Nevada 89129

Ms Paula Hutchison
 5704 Ano Drive
 Las Vegas, Nevada 89131

Mr. Kenneth Williams
 130 Palm Lane
 Las Vegas Nevada 89101

Mr. Timothy Voltz
 325 Santa Fe Street
 Las Vegas, Nevada 89145

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

Mr. and Mrs. Brian Gilbert
 941 Verdite Avenue
 Henderson, Nevada 89011

Ms. Serina Choi
 1930 Village Center Circle, #3-219
 Las Vegas, Nevada 89134

Mr. Michael Gittings
UFCW 711
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Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt
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Las Vegas, Nevada 89131

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

Ms. Kathy Seest
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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
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
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Las Vegas, Nevada 89106

Ms. Dottie Miller
8213 Mountain Heather Court
Las Vegas, Nevada 89149

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

Mr. Bob Coffin
1139 5th Place
Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong
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Las Vegas, Nevada 89106

Ms. Erna Clark
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Las Vegas, Nevada 89107

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 Las Vegas, Nevada 89128

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 Las Vegas, Nevada 89106-3983

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 Las Vegas, Nevada 89106

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 Las Vegas, Nevada 89101

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 Las Vegas, Nevada 89106

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 Napa, California 94558

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 Skancke Companies
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 Las Vegas, Nevada 89128

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.

November 12, 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 October 8, 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-77524 - TENTATIVE MAP - HONDA EAST (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: MARKS GARAGE ONE, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.49 acres on the northeast corner of Sahara Avenue and Spencer Street (APNs 162-02-801-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77453]. Staff recommends APPROVAL.
8. **TMP-77543 - TENTATIVE MAP - CRYSTAL CANYON SUMMERLIN VILLAGE 21 PARCEL A & B - APPLICANT/OWNER: WOODSIDE HOMES OF NEVADA, LLC** - For possible action on a request for a Tentative Map FOR A 166-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 27.56 acres on the northeast corner of Far Hills Avenue and Ridge Pine Street (APNs 137-26-212-001 and 002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77515]. 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. **ZON-77502 - REZONING- PUBLIC HEARING - APPLICANT/OWNER: STEVEN A. PHILLIPS AND RAYNELL PHILLIPS** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), Ward 1 (Knudsen) [PRJ-77242]. Staff recommends APPROVAL.
10. **SUP-77525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AFSHIN RAHIM** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,330 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 15 East Oakey Boulevard (APN 162-03-210-034), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77442]. Staff recommends APPROVAL.
11. **SUP-77534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,784 SQUARE FOOT RESTAURANT WITH ALCOHOL USE WITH 337 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 Rampart Boulevard, Suite #190 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman) [PRJ-77420]. Staff recommends APPROVAL.
12. **SUP-77540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PETCO ANIMAL SUPPLIES, INC. - OWNER: KRG LAS VEGAS CENTENNIAL CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) USE at 7731 West Tropical Parkway (APN 125-28-713-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77504]. Staff recommends APPROVAL.
13. **VAC-77537 - VACATION - PUBLIC HEARING - APPLICANT: FORE GREEN DEVELOPMENT, LLC - OWNER: R H CENTENNIAL, LLC** - For possible action on a request for a Petition to Vacate various public sewer easements, a public utility easement and a public drainage easement on property generally located at the southwest corner of Farm Road and Tule Springs Road (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77413]. Staff recommends APPROVAL.
14. **TMP-77536 - TENTATIVE MAP RELATED TO VAC-77537 - PUBLIC HEARING - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: FORE GREEN DEVELOPMENT, LLC - OWNER: R H CENTENNIAL, LLC ET AL** - For possible action on a request for a Tentative Map FOR A PROPOSED ONE-LOT MIXED-USE SUBDIVISION on 14.39 acres at the southwest corner of Farm Road and Tule Springs Road (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77413]. Staff recommends APPROVAL.
15. **VAC-77569 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SECTION 12, LLC** - For possible action on a request for a Petition to Vacate public drainage easements on a portion of 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road (APN 126-12-501-004), Ward 6 (Fiore) [PRJ-77498]. Staff recommends APPROVAL.
16. **TMP-77554 - TENTATIVE MAP RELATED TO VAC-77569 - PUBLIC HEARING - SKYE CANYON 2.07 & 2.32 - APPLICANT/OWNER: SECTION 12, LLC** - For possible action on a request for a Tentative Map FOR A 246-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 49.70 acres at the southwest corner of Iron Mountain Road and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone [ML (Medium Low) and L (Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-77498]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

17. **ABEYANCE - VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.

18. **ABEYANCE - SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.
19. **ABEYANCE - VAR-77282 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED ON 43-FOOT WIDE INTERNAL PRIVATE STREETS, TO ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET AND TO ALLOW A CONNECTIVITY RATIO OF 1.15 WHERE 1.30 IS REQUIRED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.
20. **ABEYANCE - VAR-77283 - VARIANCE RELATED TO VAR-77282 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Variance TO ALLOW A 14-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW EIGHT-FOOT TALL SECONDARY WALLS WHERE FOUR-FOOT IS THE MAXIMUM ALLOWED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.
21. **ABEYANCE - VAC-77284 - VACATION RELATED TO VAR-77282 AND VAR-77283 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), Ward 6 (Fiore) [PRJ-77218]. Staff recommends APPROVAL.
22. **ABEYANCE - TMP-77285 - TENTATIVE MAP RELATED TO VAR-77282, VAR-77283 AND VAC-77284 - ANN 215 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Tentative Map FOR A 113-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.
23. **ABEYANCE - RENOTIFICATION - VAR-77179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BONANZA SPRINGS, LLC** - For possible action on a request for a Variance TO ALLOW PROHIBITED MATERIALS [CHAIN LINK, BARBED AND CONCERTINA WIRE] FOR AN EXISTING 12-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-77007]. Staff recommends DENIAL.
24. **ABEYANCE - GPA-77367 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT AND PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.
25. **ZON-77572 - REZONING RELATED TO GPA-77367 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) AND PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATIONS] TO: R-TH (SINGLE-FAMILY ATTACHED) on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.

26. **VAR-77701 - VARIANCE RELATED TO GPA-77367 AND ZON-77572 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Variance TO ALLOW NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; STUB STREETS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED; AND A CONNECTIVITY RATIO OF 1.03 WHERE 1.30 IS REQUIRED on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) [PCD (Planned Community Development and PF (Public Facilities) General Plan Designation] Zone [PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.
27. **VAR-77573 - VARIANCE RELATED TO GPA-77367, ZON-77572 AND VAR-77701 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Variance TO ALLOW A 12-FOOT TALL RETAINING WALL WITH A SIX-FOOT TALL PERIMETER WALL WHERE A FOUR-FOOT TALL RETAINING WALL AND SIX TO EIGHT-FOOT TALL PERIMETER WALL IS THE MAXIMUM ALLOWED on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) Zone [PCD (Planned Community Development and PF (Public Facilities) General Plan Designations] [PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.
28. **VAC-77574 - VACATION RELATED TO GPA-77367, ZON-77572, VAR-77701 AND VAR-77573 - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Petition to Vacate U.S. Government Patent Easements generally located at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), Ward 6 (Fiore) [PRJ-77251]. Staff recommends APPROVAL.
29. **TMP-77575 - TENTATIVE MAP RELATED TO GPA-77367, ZON-77572, VAR-77701, VAR-77573 AND VAC-77574 - CENTENNIAL HEIGHTS TOWNHOMES - PUBLIC HEARING - APPLICANT: HARMONY HOMES NEVADA, LLC - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Tentative Map FOR A 336-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION [TOWNHOME] on 30.00 acres at the northeast corner of Tropical Parkway and Puli Road (APN 126-25-201-010), U (Undeveloped) Zone [PCD (Planned Community Development and PF (Public Facilities) General Plan Designations][PROPOSED: R-TH (Single-Family Attached)], Ward 6 (Fiore) [PRJ-77251]. Staff recommends DENIAL.
30. **VAR-77522 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE** - For possible action on a request for a Variance TO ALLOW NO SIDEWALK IMPROVEMENTS ALONG A PORTION OF MESQUITE AVENUE WHERE SUCH ARE REQUIRED on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.
31. **SDR-77523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77522 - PUBLIC HEARING - APPLICANT/OWNER: MASONIC MEMORIAL TEMPLE LODGE** - For possible action on a request for a Major Amendment to a previously approved Rezoning (Z-0011-02) TO ADD AN EXISTING SOCCER FIELD TO A FRATERNAL ORGANIZATION DEVELOPMENT on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484]. Staff recommends DENIAL.
32. **VAR- 77535 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD CRAVEN** - For possible action on a request for a Variance TO ALLOW A PROPOSED 18-FOOT TALL ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 14 FEET IS ALLOWED on 0.54 acres at 6433 West Ann Road (APN 125-35-102-006), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-77355]. Staff recommends DENIAL.
33. **SUP-77538 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,000 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77469]. Staff recommends APPROVAL.

34. **SDR-77539 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77538 - PUBLIC HEARING - APPLICANT/OWNER: T-BREO II, LLC** - For possible action on a request for a Site Development Plan Review TO ADD 4,000 SQUARE FEET OF FLOOR AREA TO AN EXISTING 4,000 SQUARE-FOOT COMMERCIAL SPACE WITH 2,063 SQUARE FEET OF OUTDOOR SEATING AREA on 0.14 acres at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77469]. Staff recommends APPROVAL.
35. **SUP-77518 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: EARL M MORIMOTO TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN USE at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77452]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

36. **TXT-77552 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend the Development Uses section of the Town Center Development Standards Manual to allow Motor Vehicle Sales (Used) in the GC-TC (General Commercial - Town Center) Special Land Use District with the approval of a Special Use Permit, and to provide for other related matters. Staff has NO RECOMMENDATION.
37. **TXT-77780- TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend the Minimum Special Use Permit Requirements for the Beer/Wine/Cooler Off-Sale Establishment use in LVMC Title 19.12 Permissible Uses, and to provide for other related matters. Staff has NO RECOMMENDATION.
38. **DIR-77619 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to approve the 2020 Planning Commission Meeting Schedule. Staff recommends APPROVAL.
39. **DIR-77620 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request for the Election of the 2020 Planning Commission Officers. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

40. 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