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CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley, an employee of the City of Las Vegas, Nevada,
says that on the 3rd day of DECEMBER, 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 DECEMBER, 2019, at 6:00PM, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 19th 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, 19th Floor


Signature

15 ✓

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 **3rd** day of **DECEMBER**, **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
DECEMBER, **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 3rd day of DECEMBER, 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 106th day of
DECEMBER, 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

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Las Vegas, Nevada 89107

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Henderson, Nevada 89052-6658

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Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Mr. Narron Clark
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Forth Worth, Texas 76101

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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
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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Mrs. Joann
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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
1127 Westlund Drive
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Ms. Lynn Bessent
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Las Vegas, Nevada 89108

Mr. Robert Phillips
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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

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Henderson, Nevada 89011

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Las Vegas, Nevada 89134

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Las Vegas, Nevada 89104

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LVRC Holdings, LLC
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Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89106

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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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1139 5th Place
Las Vegas, Nevada 89104-1413

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D. Hanslip
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Ms. Lindsey Madsen
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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.

December 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 November 12, 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-77769 - TENTATIVE MAP - OBSIDIAN - SUMMERLIN VILLAGE 21 PARCEL M - APPLICANT: WOODSIDE HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 94-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.93 acres at the northwest corner of Kindle Corner Way and Carriage Hill Drive (APN 137-23-410-002), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-77755]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

8. **ABEYANCE - SUP-77274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CRT, LLC - OWNER: PALENSKY PROPERTIES I, LTD** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,800 SQUARE-FOOT MARIJUANA DISPENSARY USE at 9140 West Sahara Avenue (APN 163-05-410-030), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77173]. Staff recommends APPROVAL.

9. **ABEYANCE - 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.
10. **ABEYANCE - 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.
11. **ABEYANCE - 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.
12. **MOD-77683 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), Ward 6 (Fiore) [PRJ-77440]. Staff recommends DENIAL.
13. **ZON-77758 - REZONING - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.
14. **MOD-77759 - MAJOR MODIFICATION RELATED TO ZON-77758 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: PF-TC (PUBLIC FACILITIES - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.
15. **SUP-77761 - SPECIAL USE PERMIT RELATED TO ZON-77758 AND MOD-77759 -PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Special Use Permit FOR A PROPOSED GATED COMMUNITY WITH PRIVATE STREETS WITH A WAIVER TO ALLOW ONE GATED ENTRANCE WHERE TWO ENTRANCES ARE REQUIRED at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.
16. **VAC-77763 - VACATION RELATED TO ZON-77758, MOD-77759, SUP-77761 AND SDR-77762 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Petition to Vacate City of Las Vegas right-of-way, sewer, drainage, construction and trail easements at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), Ward 6 (Fiore) [PRJ-77723]. Staff recommends APPROVAL.
17. **SDR-77762 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77758, MOD-77759, SUP-77761 AND VAC-77763 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETScape, WALL HEIGHT AND SINGLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.

18. **TMP-77764 - TENTATIVE MAP RELATED TO ZON-77758, MOD-77759, SUP-77761, VAC-77763 AND SDR-77762 - BREMERTON - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Tentative Map FOR A PROPOSED 73-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER TO ALLOW PRIVATE STUB STREETS THAT EXCEED ONE PER 660 FEET on 10.00 acres at the southeast corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-014), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-77723]. Staff recommends DENIAL.
19. **VAR-77775 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE 10 FEET IS REQUIRED on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.
20. **SDR-77776 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77775 - PUBLIC HEARING - APPLICANT/OWNER: NSA PROPERTY HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 119-UNIT, 19,425 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.49 acres at 3301 Meade Avenue (APN 162-08-303-006), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77441]. Staff recommends DENIAL.
21. **VAR-77766 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD FOSTER** - For possible action on a request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL SOLID BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS ALLOWED on 0.46 acres at 1916 West Oakley Boulevard (APN 162-04-210-089), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77716]. Staff recommends DENIAL.
22. **WVR-77741 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: SILVER CLOUD PROPERTIES, LLC** - For possible action on a request for a Waiver of the Appendix F Interim Downtown Las Vegas Development Standards TO ALLOW UTILITY EQUIPMENT WITHIN THE PUBLIC RIGHT-OF-WAY at 1212 and 1214 South Main Street (APN 162-03-110-101), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77739]. Staff recommends DENIAL.
23. **SUP-77832 - 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 NIGHTCLUB USE WITH A 2,063 SQUARE-FOOT OUTDOOR SEATING AREA at 517 Fremont Street, Suites #110 and #150 (APN 139-34-611-016), T6-UC (T6 Urban Core) Zone, Ward 3 (Diaz) [PRJ-77831]. Staff recommends APPROVAL.
24. **SDR-77756 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED, 12 PARKING SPACES WHERE 26 ARE REQUIRED AND A REDUCTION IN LANDSCAPE BUFFER REQUIREMENTS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-77717]. Staff recommends APPROVAL.
25. **SDR-77783- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTISTIC IRON WORKS - OWNER: KAREN M BAILEY AND THOMAS PRATO 2003 LIVING TRUST** - For possible action on a request for a Major Amendment to approved Site Development Plan Review (SDR-5835) FOR AN EXISTING OUTDOOR PLAZA WITH A WAIVER OF REQUIRED PERIMETER LANDSCAPE STANDARDS on 1.47 acres at 105 West Charleston Boulevard (APN 162-04-506-008), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77416]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

26. **DIR-77790 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** Discussion for possible action on a report on the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends **APPROVAL**.
27. **TXT-77913 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For possible action on a request to amend LVMC Titles 19.12 and 19.18 related to the Beer/Wine/Cooler On- and Off-Sale Establishment use and LVMC Title 6.50 related to the Ancillary Winery license and fees, and to provide for other related matters. Staff has **NO RECOMMENDATION**.

CITIZENS PARTICIPATION:

28. 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