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 19th 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 26th 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, 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

Ed Oakley

Signature

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 26, 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 22, 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. **VAR-77488 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A 24-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXPANSION OF AN EXISTING DETACHED SINGLE FAMILY DWELLING at 800 Campbell Drive (APN 139-32-404-010), R-E (Residential Estates) Zone, Ward 1 (Knudsen) [PRJ-77097]. Staff recommends APPROVAL.

8. **SUP-77588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HUDL BREWING COMPANY - OWNER: PROVIEW SERIES 32, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,520 SQUARE-FOOT BEER/WINE/COOLER ON-AND OFF-SALE ESTABLISHMENT WITH 1,800 SQUARE FEET OF OUTDOOR SEATING AREA at 1327 South Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77584]. Staff recommends APPROVAL.

9. **SUP-77625 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE CLARKE** - For possible action on a request for a Special Use Permit FOR A PROPOSED 808 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5861 Gold Inlet Drive (APN 125-36-115-043), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77602]. Staff recommends APPROVAL.

10. **SDR-77638 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAIL TREE, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 60-UNIT ADDITION TO AN EXISTING MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a portion of 5.11 acres north of Alexander Road, approximately 615 feet east of Elkridge Drive (APN 138-03-802-003), R-4 (High Density Residential) Zone, Ward 4 (Anthony) [PRJ-77607]. Staff recommends APPROVAL.

11. **VAC-77685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC** - For possible action on a request for a Petition to Vacate a 20-foot wide alley between Las Vegas Boulevard and Sixth Street, south of Carson Avenue, Ward 3 (Diaz) [PRJ-77600]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

12. **ABEYANCE - VAR-76939 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW 23 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

13. **ABEYANCE - VAR-76940 - VARIANCE RELATED TO VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 90-FOOT RESIDENTIAL ADJACENCY SETBACK FROM THE SOUTH PROPERTY LINE WHERE 138 FEET IS REQUIRED on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

14. **ABEYANCE - SDR-76941 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940 - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615]. Staff recommends DENIAL.

15. **ZON-77627 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.13 acres at the southwest corner of Kyle Canyon Drive and Oso Blanco Drive (APN 126-01-702-008), Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

16. **SUP-77628 - SPECIAL USE PERMIT RELATED TO ZON-77627 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC** - For possible action on a request for a Special Use Permit FOR A 5,100 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

17. **SUP-77629 - SPECIAL USE PERMIT RELATED TO ZON-77627 AND SUP-77628 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

18. **SDR-77630 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-77627, SUP-77628 AND SUP-77629 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends DENIAL.

19. **TMP-77631 - TENTATIVE MAP RELATED TO ZON-77627, SUP-77628, SUP-77629 AND SDR-77630 - PUBLIC HEARING - APPLICANT/OWNER: CM SAGEBRUSH 1-3082, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555]. Staff recommends APPROVAL.

20. **VAR-77642 - VARIANCE - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC** - For possible action on a request for a Variance TO ALLOW 407 PARKING SPACES WHERE 449 SPACES ARE REQUIRED on 9.32 acres on the west side of Decatur Boulevard, approximately 190 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

21. **SDR-77643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77642 - PUBLIC HEARING - APPLICANT: DUTCH BROS COFFEE - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 865 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348]. Staff recommends DENIAL.

22. **VAR-77645 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 140 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

23. **VAR-77646 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 141 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

24. **VAR-77647 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 142 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

25. **VAR-77648 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 143 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

26. **VAR-77649 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 144 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

27. **VAR-77650 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 145 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

28. **VAR-77651 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 146 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

29. **VAR-77652 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 147 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

30. **VAR-77653 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 148 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

31. **VAR-77654 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 149 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

32. **VAR-77655 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 151 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

33. **VAR-77656 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 152 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

34. **VAR-77657 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 153 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

35. **VAR-77658 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 154 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

36. **VAR-77659 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 155 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

37. **VAR-77660 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 156 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

38. **VAR-77661 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 157 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

39. **VAR-77662 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 158 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

40. **VAR-77663 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 159 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

41. **VAR-77664 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,165 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 160 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

42. **VAR-77665 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,132 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 161 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

43. **VAR-77666 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 162 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

44. **VAR-77667 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 163 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

45. **VAR-77668 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 164 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

46. **VAR-77669 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 165 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

47. **VAR-77670 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 166 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

48. **VAR-77671 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 167 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

49. **VAR-77672 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 168 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

50. **VAR-77673 - VARIANCE - PUBLIC HEARING - AAPPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 169 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

51. **VAR-77674 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,050 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 170 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

52. **VAR-77675 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED AND A LOT SIZE OF 6,149 SQUARE FEET WHERE 6,500 SQUARE FEET IS REQUIRED ON LOT 171 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

53. **VAR-77676 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 172 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

54. **VAR-77677 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 173 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

55. **VAR-77678 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 174 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

56. **VAR-77679 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS REQUIRED ON LOT 175 OF A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

57. **VAR-77680 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 1.11 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; A NONSTANDARD STREET DESIGN FOR HUALAPAI WAY WHERE ADHERENCE TO TITLE 19.04 IS REQUIRED; 32-FOOT WIDE PUBLIC STREETS WITH NO AMENITY ZONES IN MICHELLI CREST WAY AND EGAN CREST DRIVE WHERE 60-FOOT COMPLETE STREETS ARE REQUIRED; DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED; AND PRIVATE STREETS WITH NO SIDEWALKS WITHIN A GATED COMMUNITY WHERE 33-FOOT WIDE STREETS WITH SIDEWALKS ON ONE SIDE IS REQUIRED FOR A PROPOSED 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

58. **VAR-77681 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW NO EXTERNAL STREETLIGHTS ON HUALAPAI WAY, MICHELLI CREST WAY, ALPINE RIDGE WAY AND EGAN CREST DRIVE WHERE SUCH ARE REQUIRED on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

59. **TMP-77682 - TENTATIVE MAP RELATED TO VAR-77645 THROUGH VAR-77681 - ANN AND HUALAPAI NORTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Tentative Map FOR A 218-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 87.49 acres on the northeast side of Clark County 215, generally bounded by Ann Road, Hualapai Way, Washburn Road and Clark County 215 (APNs 126-36-501-013 and 126-36-601-009), R-E (Residence Estates), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential) Zones, Ward 6 (Fiore) [PRJ-77613]. Staff recommends DENIAL.

60. **VAR-77689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC** - For possible action on a request for a Variance TO ALLOW 100 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), TC (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

61. **SUP-77690 - SPECIAL USE PERMIT RELATED TO VAR-77689 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

62. **SDR-77691 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77689 AND SUP-77690 - PUBLIC HEARING - APPLICANT/OWNER: DOUMANI CENTENNIAL, LLC** - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-9825) FOR A PROPOSED 81 SQUARE-FOOT AUTO SMOG CHECK BUILDING on a portion of 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77503]. Staff recommends DENIAL.

63. **VAR-77693 - VARIANCE - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 1.13 CONNECTIVITY RATIO WHERE 1.30 IS REQUIRED; NONSTANDARD PRIVATE STREETS WHERE SUCH IS REQUIRED; AND DEAD-END STUB STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED FOR A PROPOSED 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

64. **TMP-77694 - TENTATIVE MAP RELATED TO VAR-77693 - ANN AND HUALAPAI SOUTH - PUBLIC HEARING - APPLICANT: OLYMPIA COMPANIES - OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Tentative Map FOR AN 86-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.30 acres on the southwest side of Clark County 215, generally bounded by Washburn Road, Alpine Ridge Way and Clark County 215 (APN 126-36-601-008), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77614]. Staff recommends DENIAL.

65. **VAR-77699 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY** - For possible action on a request for a Variance TO ALLOW 47 PARKING SPACES WHERE 65 ARE REQUIRED on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

66. **SDR-77700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77699 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SOUTHERN NEVADA HOUSING AUTHORITY** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,400 SQUARE-FOOT INDIVIDUAL CARE CENTER AND A 3,700 SQUARE-FOOT CLINIC on 1.40 acres at the northeast corner of Bonanza Avenue and Wardelle Street (APN 139-25-405-012 and a portion of 011), C-V (Civic) and R-3 (Medium Density Residential) Zones, Ward 3 (Diaz) [PRJ-77546]. Staff recommends DENIAL.

67. **VAR-77644 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JANA BARKLEY** - For possible action on a request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING FRONT PORCH ADDITION on 0.14 acres at 6113 Iris Circle (APN 138-26-713-019), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77616]. Staff recommends DENIAL.

68. **WVR-77596 - WAIVER - PUBLIC HEARING - APPLICANT: MICHAEL CORNTHWAITE OWNER: NEVADA GOOD LUCK INVESTMENTS, LLC** - For possible action on a request for a Waiver of APPENDIX F, INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.19 acres at 1301 South Commerce Street (APN 162-03-110-123), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77455]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

69. **TXT-77845 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.16 Applications and Procedures regarding neighborhood meeting requirements, 19.18.020 Words and Terms Defined regarding the definition of Open Space, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

70. 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.

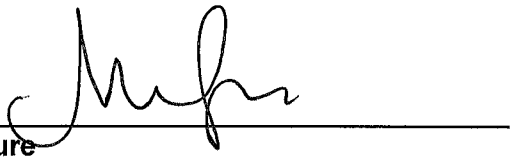
THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

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 19th 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 26th 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

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808 Park Paseo
Las Vegas, Nevada 89104

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

Mr. Narron Clark
P.O. Box 51
Forth Worth, Texas 76101

Mr. Ron Lurie
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4412 Sunrise Avenue
Las Vegas, Nevada 89101

Mr. David Clark
4950 Sawyer Avenue
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Mr. Alberto Jauregui
Nevada Land
3505 East Harmon Avenue, Suite. B
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Mr. Woodrow Wagner
4618 Meadows Lane
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Dr. Robert E. Fowler, Sr.
Victory Missionary Baptist Church
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Las Vegas, Nevada 89106

Mr. Patrick Smith
3109 Conners Drive
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Ms. Linda Foster
3721 Capella Avenue
Las Vegas, Nevada 89102

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

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Greater New Jerusalem MBC
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Las Vegas, Nevada 89146

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

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

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89108

Mr. Robert Phillips
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Ms Paula Hutchison
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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

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1930 Village Center Circle, #3-219
Las Vegas, Nevada 89134

Mr. Michael Gittings
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1201 North Decatur Boulevard, Suite #116
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Ms. Sharon Linsenbardt
7222 West Grand Teton Drive
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5150 East Yale Circle, Suite #400
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Mr. Marc Abelman
1119 South Main Street
Las Vegas, Nevada 89104

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

Mr. Brad Greenstein
LVRC Holdings, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
2000 Ekanger Circle
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
1931 Fair Avenue
Las Vegas, Nevada 89106

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Las Vegas, Nevada 89149

Mr. Matt Connolly
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Napa, California 94558

Mr. Ryan Arnold
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

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 19th 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 26th 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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