

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

SUDDENLY CROSBY, an employee of the City of Las Vegas, Nevada,
says that on the **6th** day of **AUGUST**, **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 **13th**
day of **AUGUST**, **2019**, at **6:00PM**, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor



Signature

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.

August 13, 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. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of July 9, 2019.
5. 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.
6. 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.

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-76874 - TENTATIVE MAP - SAVANNAH - SUMMERLIN VILLAGE 21 PARCELS E & F - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 170-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 41.29 acres on the northwest corner of Far Hills Avenue and Desert Foothills Drive (on a portion of APN 137-27-614-001 and 137-27-615-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76063]. Staff recommends APPROVAL.
8. **TMP-76889 - TENTATIVE MAP - CASCADES SUMMERLIN VILLAGE 21 PARCEL L - APPLICANT: WILLIAM LYON HOMES, INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.28 acres on the southwest corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-27-510-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman) [PRJ-76813]. Staff recommends APPROVAL.

9. **TMP-76890 - TENTATIVE MAP - COMMERCIAL DEVELOPMENT AT HUALAPAI AND 215 - APPLICANT: ARJUN HUALAPAI WAY, LLC - OWNER: RED RUPEE, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76054]. Staff recommends APPROVAL.
10. **TMP-76900 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT: SECTION 12, LLC - OWNER: SECTION 12, LLC** - For possible action on a request for a Tentative Map FOR A 14-LOT PARENT MAP on 275.26 acres on the northwest corner of Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-76818]. 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.

11. **ABEYANCE - SUP-76579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ORGANIC REMEDIES, LLC - OWNER: BRIDGE GROUP INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,146 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1725 South Rainbow Boulevard, Suite #21 (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76479]. Staff recommends APPROVAL.
12. **MOD-76935 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO CHANGE THE SUMMERLIN SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT - 18 UNITS PER ACRE) DEVELOPMENT STANDARDS TO INCLUDE AN ATTACHED PRODUCT TYPE INCLUDING EXHIBITS 2.10 AND 2.11 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.
13. **MOD-76936 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Major Modification of the approved Summerlin Village 21 Master Development Plan TO CHANGE THE SUMMERLIN LAND USE DESIGNATION ON THREE PARCELS (J,K,M) FROM: SFA (SINGLE FAMILY ATTACHED) AND FIVE PARCELS (N,O,P,Q,R) FROM: [VC (VILLAGE COMMERCIAL) AND SFA (SINGLE FAMILY ATTACHED)] TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) AND ONE PARCEL (I) FROM: SFA (SINGLE FAMILY ATTACHED) TO: MF1 (LOW DENSITY MULTI-FAMILY) on 328.17 acres at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76933]. Staff recommends APPROVAL.
14. **TMP-76950 - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936 - SUMMERLIN VILLAGE 21 PARCELS K - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 86-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.20 acres on the southeast corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-26-112-003), P-C (Planned Community) Zone [SFA (Single Family Attached) Special Land Use Designation] [PROPOSED: SFSD (Single Family Special Lot Development - Special Land Use Designation)], Ward 2 (Seaman) [PRJ-76811]. Staff recommends APPROVAL.
15. **ZON-76884 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.

16. **SUP-76885 - SPECIAL USE PERMIT RELATED TO ZON-76884 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.
17. **SDR-76886- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76884 AND SUP-76885 - PUBLIC HEARING - APPLICANT/OWNER: EL WALKER, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY TALL, 18,600 SQUARE-FOOT MIXED-USE DEVELOPMENT, INCLUDING 2,675 SQUARE FEET OF OFFICE SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.48 acres at the southeast corner of Bonneville Avenue and 8th Street (APNs 139-34-801-014, 139-34-810-049 and 048), R-4 (High Density Residential) AND R-1 (Single Family Residential) [PROPOSED: C-1 (Limited Commercial)] Zone, Ward 3 (Diaz) [PRJ-76791]. Staff recommends APPROVAL.
18. **VAR-76861 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.
19. **SDR-76862 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76861 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850]. Staff recommends APPROVAL.
20. **SUP-76868 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 1,542 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-76866]. Staff recommends APPROVAL.
21. **SUP-76869 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JASON TAYLOR - OWNER: PROVIEW SERIES 32, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,203 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT WITH 1,542 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-76866]. Staff recommends APPROVAL.
22. **SUP-76766 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILLIAM DOYLE - OWNER: AFRIAT INVESTMENTS INC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,014 SQUARE-FOOT BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT USE WITH 222 SQUARE FEET OF OUTDOOR DINING at 914 South Main Street (APN 139-33-811-003), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76679]. Staff recommends APPROVAL.
23. **SUP-76891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DANIEL SIMMONS - OWNER: B K NEVADA INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A 3,400 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 840 SQUARE FEET OF OUTDOOR SEATING AREA at 1130 South Casino Center Boulevard, Suite #170 (APN 162-03-105-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76831]. Staff recommends APPROVAL.
24. **SDR-76887 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GOOD HOOD, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY PARKING GARAGE WITH 8,403 SQUARE FEET OF GROUND LEVEL RETAIL SPACE AND A ONE-STORY 8,528 SQUARE FOOT ADDITION TO AN EXISTING 35,481 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 1.09 acres at 201 South Las Vegas Boulevard (APN 139-34-611-042 and 050), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76826]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

25. **ABEYANCE - SDR-76350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE MISSIONARY BAPTIST CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 2.28 acres at 1941 H Street (APN 139-21-703-003), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-76225]. Staff recommends DENIAL.
26. **ABEYANCE - GPA-76573 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: GC (GENERAL COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
27. **ABEYANCE - ZON-76574 - REZONING RELATED TO GPA-76573 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC, ET AL** - For possible action on a request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 1.28 acres at 1616, 1622 and 1630 Sunset Drive (APNs 139-19-812-011, 012 & 013), Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
28. **ABEYANCE - VAR-76575 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - PUBLIC HEARING - APPLICANT/OWNER: GEORGE TONY LOPEZ** - For possible action on a request for a Variance TO ALLOW A 95-FOOT WIDE LOT WIDTH WHERE 100 FEET IS REQUIRED; AND TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
29. **ABEYANCE - SDR-76576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76575 - PUBLIC HEARING - APPLICANT/OWNER: GEORGE TONY LOPEZ** - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.44 acres at 1616 Sunset Drive (APN 139-19-812-011), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
30. **ABEYANCE - VAR-76577 - VARIANCE RELATED TO GPA-76573 AND ZON-76574 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
31. **ABEYANCE - SDR-76578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-76573, ZON-76574 AND VAR-76577 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), C-2 (General Commercial) Zone [PROPOSED: M (Industrial)], Ward 5 (Crear) [PRJ-76322]. Staff recommends DENIAL.
32. **ABEYANCE - VAR-76590 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Variance TO ALLOW 39 PARKING SPACES WHERE 50 PARKING SPACES ARE REQUIRED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
33. **ABEYANCE - VAR-76594 - VARIANCE RELATED TO VAR-76590 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70 FEET IS REQUIRED AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.

34. **ABEYANCE - SUP-76595 - SPECIAL USE PERMIT RELATED TO VAR-76590 AND VAR-76594 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE (MAJOR) USE WITH WAIVERS TO ALLOW VEHICLES TO BE PARKED ON THE PREMISE FOR SALE AND TO ALLOW THE USE ADJACENT TO PROPERTY ZONED R-E (RESIDENCE ESTATES) WHERE SUCH IS PROHIBITED at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
35. **ABEYANCE - SDR-76597 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76590, VAR-76594 AND SUP-76595 - PUBLIC HEARING - APPLICANT/OWNER: RUBIO RAMIREZ, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 8,228 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) FACILITY WITH AN EXISTING 1,308 SQUARE-FOOT MOTOR VEHICLE SALES (USED) DEVELOPMENT AND PARKING LOT RECONFIGURATION WITH WAIVERS TO ALLOW DEVIATIONS TO PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW BUILDING FACADES WITH NO VISUAL INTEREST WHERE SUCH IS REQUIRED AND TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.78 acres at 1385 and 1395 North Nellis Boulevard (APN 140-29-601-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76300]. Staff recommends DENIAL.
36. **ABEYANCE - VAR-76601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANUTA SZUSTER AND LAURA ST JAMES** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL PERIMETER WALL WHERE 12 FEET IS REQUIRED; TO ALLOW A 13-FOOT TALL FRONT YARD WALL/FENCE WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; AND TO ALLOW A CORRUGATED METAL FENCE WHERE SUCH BUILDING MATERIALS ARE NOT ALLOWED on 0.20 acres at 325 Falcon Lane (APN 138-36-219-004), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-76570]. Staff recommends DENIAL.
37. **VAR-76816 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING 1,261 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [DETACHED SHADE STRUCTURE] on 0.79 acres at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends DENIAL.
38. **SUP-76817 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY GIROD** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,480 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 6880 Unicorn Street (APN 125-24-602-020), R-E (Residence Estates) Zone, Ward 6 (Fiore) [PRJ-76032]. Staff recommends APPROVAL.
39. **VAR-76903 - VARIANCE - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC** - For possible action on a request for a Variance TO ALLOW 35 PARKING SPACES WHERE 146 SPACES ARE REQUIRED on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.
40. **SUP-76904 - SPECIAL USE PERMIT RELATED TO VAR-76903 - PUBLIC HEARING - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC** - For possible action on a request for a Special Use Permit FOR A 3,470 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) AND A 5,025 SQUARE-FOOT OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW A 638-FOOT DISTANCE SEPARATION FROM A CHURCH WHERE 1,500 FEET IS REQUIRED at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.
41. **SDR-76905 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76903 AND SUP-76904 - APPLICANT: JOE'S BAR - OWNER: 2851 NORTH RANCHO, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,025 SQUARE-FOOT OUTDOOR SEATING AREA ADDITION TO AN EXISTING 3,470 SQUARE-FOOT COMMERCIAL BUILDING on 0.92 acres at 2851 North Rancho Drive (APN 139-18-201-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76618]. Staff recommends DENIAL.

42. **SUP-76892 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LONE MOUNTAIN PARTNERS, LLC - OWNER: MANAMED, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,784 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5240 West Charleston Boulevard (APN 138-36-803-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76824]. Staff recommends APPROVAL.
43. **SDR-76877- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WADBOD FITNESS, LLC - OWNER: SUNSTONE BONITA, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) DEVELOPMENT on 0.56 acres at 4800 Serene Drive (APN 125-35-401-012), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-76844]. Staff recommends APPROVAL.
44. **SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

45. **TXT-76973 - 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 the Auto Sales Showroom and Valet Parking uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

46. 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

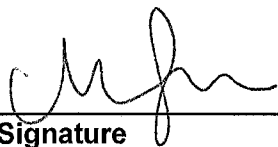
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of AUGUST, 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 13th day of
AUGUST, 2019, at 6:00PM, in Las Vegas, Nevada, was
deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or
organization whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

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Las Vegas, Nevada 89107

Ms. Marianne Clark
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maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Nora Lares

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