

**RESOLUTION NO. R-54-2007**

1. **WHEREAS**, pursuant to the provisions of Ch. 348A of Nevada Revised Statutes and Ch. 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Las Vegas, Nevada (the "City" and the "State", respectively), certain amounts of in tax-exempt private activity bond volume cap; and

2. **WHEREAS**, the City, by a resolution it adopted on August 17, 2005 (the "2005 Resolution"), requested that the volume cap (in the amount of \$18,862,377) allocated to the City in the year 2005 which the City transferred to the Housing Division (the "Division") of the Department of Business and Industry (the "Department") for multifamily rental housing projects (the "2005 Volume Cap") be used for multifamily rental projects located in the City to be designated by the City in the future (however, to the extent that volume cap has not been so used by December 31, 2007, the City has requested that the Division utilize that volume cap for any projects for which it can legally be used located in the City or elsewhere in the State of Nevada); and

3. **WHEREAS**, the City has not yet designated any projects for the 2005 Volume Cap; and

4. **WHEREAS**, the City has received a request for volume cap in the amount of \$4,758,138 for a multi-family rental housing project located at 1455 N. Main St. (the "HELP Owens 2 Apartment Project") for Help Las Vegas Housing Corporation II ("HLVHC"); and

5. **WHEREAS** the City desires to allocate a portion of the 2005 Volume Cap described in preamble 2 hereof.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS, NEVADA:**

Section 1. The City hereby requests that the Division use \$4,758,138 of the 2005 Volume Cap for the HELP Owens 2 Apartment Project.

Section 2. The designation and allocations made in Section 1 is subject to the condition that the Project Sponsor executes an agreement in substantially the form attached as Exhibit "A."

Section 3. In the event the condition listed in Section 2 is not met for the HELP Owens 2 Apartment Project, or in the event that the condition is met but bonds issued for that project do

not fully use the allocation made to that project, the Division is requested to use that allocation or the remaining part of that allocation for one or more other affordable rental housing projects located in the City, the financing of which is approved by the City Council, or for any projects for which that Volume Cap can legally be used in the City or elsewhere in the State of Nevada, if the City has not approved other financings that use that Volume Cap prior to December 31, 2007.

Section 4. The Mayor and City Clerk are hereby authorized to execute and deliver on behalf of the City, an Agreement with the sponsor of the project specified in Section 1 hereof, in substantially the form attached hereto as Exhibit "A."

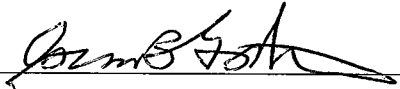
Section 5. Pursuant to Ch. 348A of NRS, the City provides the following information: a representative of the City with whom the director may communicate regarding this resolution is Leonard Dixon. Mr. Dixon may be contacted by telephone at (702) 229-2120 or e-mail, LDixon@LasVegasNevada.gov, or by mail at Leonard Dixon, Department of Neighborhood Services, City of Las Vegas, 400 Stewart, Las Vegas, NV 89101. Mr. Dixon shall inform the Director in writing as soon as possible after the occurrence or non-occurrence of the terms and conditions specified in Section 2 with respect to the volume cap transferred pursuant to Sections 1 (i) and (iv).

Section 6. Nothing in this Resolution obligates the City to issue bonds for any particular project or to grant approvals for a project or constitutes a representation that such bonds will be issued, that such projects will be approved, or that any city Volume Cap other than the amount outlined in Section 1 will be made available for any particular project.

Section 7. This Resolution may be amended or repealed at any time by the City at its sole discretion before bonds are issued that use the Volume Cap described herein. After such bonds are issued, this Resolution may not be amended or repealed in such a manner as to change the allocation of Volume Cap to the bonds which have been issued.

Section 8. This Resolution shall be effective upon its passage and approval.  
**PASSED, ADOPTED AND APPROVED** this 11th day of July, 2007.

(SEAL)

  
\_\_\_\_\_  
Mayor

Attest:

Approved as to form:

  
\_\_\_\_\_  
City Clerk

 6-27-07  
\_\_\_\_\_

**"EXHIBIT A"**

**AGREEMENT**

This Agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ between the City of Las Vegas, Nevada (the City) and \_\_\_\_\_ (the Sponsor), of that certain affordable rental housing project known as the \_\_\_\_\_ (the Project).

**WHEREAS**, the Sponsor has submitted an application to the City for allocation of a part of the City's private activity bond Volume Cap in order for the Sponsor to finance the Project; and

**WHEREAS**, the City is inclined to allocate a portion of its private activity bond Volume Cap to the Project; and

**WHEREAS**, in so allocating its Volume Cap, the City is relying on representations made by the Sponsor in its application to the City with respect to the nature of the Project and other matters.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND AGREEMENTS CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:**

Section 1. The City will as provided in the resolution adopted by the City Council of the City (the "Resolution") allocate a portion of its bond Volume Cap to the Project under the conditions and for the term provided in the Resolution. Such allocation of bond Volume Cap is based on the representations contained in the Sponsor's application as to the nature of the Project and other matters stated in that application.

Section 2. The Sponsor agrees to provide incremental progress reports, at six-week intervals if the Project is a rehabilitation Project and at 3 months intervals if the Project is a new construction project.

Section 3. The Sponsor agrees not to make any change in the Project or in any other of the items described in its application without obtaining consent of the City's Director of the City's Neighborhood Services Department or his designee.

Section 4. This Agreement shall be effective on the date of its execution and remain in effect until the bonds which use the Volume Cap allocation described herein have been paid in full.

Section 5. This Agreement does not provide any City endorsement of the Project or any City representation as to the Project or the issuance of bonds for the Project, other than an allocation of private activity bond Volume Cap as provided in the Resolution. It is understood that the private

activity bond Volume Cap will be transferred to the State of Nevada, and that the State of Nevada in its sole discretion will determine whether to finance the Project with the issuance of bonds. Other than the allocation of bond Volume Cap mentioned above, this Agreement in no way binds the City to the Project, and prior to the issuance of bonds which use this Volume Cap, the City may, in its sole discretion, amend or repeal the Resolution; but after the issuance of bonds which use this Volume Cap, the City will not amend the Resolution in a manner which changes the allocation of Volume Cap to the bonds which have been issued.

Section 6. In the event the Sponsor breaches this Agreement, the City may sue for specific performance hereof by the Sponsor, may pursue legal action against the Sponsor, may use whatever other remedies may be available to it at law or in equity or may pursue any combination thereof. The Sponsor agrees to pay any of the City's attorney fees incurred in enforcing the terms of this agreement. If bonds have been issued which rely on the allocation of bond Volume Cap made by the Resolution, a breach of this Agreement will not result in forfeiture of bond Volume Cap which has been used for those bonds, but may, at the option of the City, result in forfeiture of any part of the bond Volume Cap described herein which has not been used by the issuance of bonds.

Section 7. No person is a third party beneficiary of this Agreement and nothing herein requires that the City enforce the provisions hereof; however, any failure to enforce or delay in enforcing the provisions hereof does not constitute a waiver of the City's right to enforce this Agreement. Any single or partial enforcement of any provision hereof does not preclude any other enforcement or the exercise of any other right, power or remedy the City may have.

Section 8. The persons signing this Agreement represent that they have the power to do so on behalf of the party for which they are signing.

**IN WITNESS WHEREOF**, the City and the Sponsor have caused this Agreement to be signed as of the day and year mentioned above.

City of Las Vegas, Nevada

(SEAL)

By: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Sponsor  
By: \_\_\_\_\_



6. All members of the Council were given due and proper notice of the meeting. Pursuant to ' 241.020, Nevada Revised Statues, written notice of the meeting was given not later than 9:00 a.m. on the third working days before the meeting including in the notice the time, place, location, and agenda of the meeting:

(a) By posting a copy of the notice at least three working days before the meeting at the principal office of the Council, or if there is no principal office, at the building in which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the Council, to wit:

- (i) Bulletin Board (next door to Metro Records)  
City Hall Plaza  
Las Vegas, Nevada
- (ii) City Hall Plaza  
City Clerk's Bulletin Board, 2<sup>nd</sup> Floor Skybridge  
Las Vegas, Nevada
- (iii) Las Vegas Library  
833 Las Vegas Boulevard North  
Las Vegas, Nevada
- (iv) Clark County Government Center  
500 South Grand Central Parkway  
Las Vegas, Nevada
- (v) Grant Sawyer Building  
555 E. Washington Avenue  
Las Vegas, Nevada
- (vi) The City of Las Vegas website

and

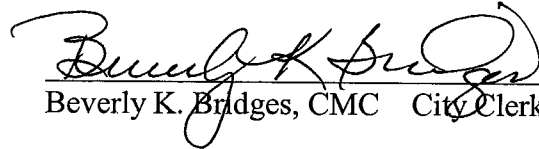
(b) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the Council in the same manner in which notice is required to be mailed to a member of the Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

7. Upon request, the Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the

public meeting, and any other supporting materials provided to the Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

8. A copy of such notice so given of the meeting of the Council on July 11, 2007 is attached to this certificate as Exhibit "A".

**IN WITNESS WHEREOF**, I have hereunto set my hand on this July 11, 2007.

  
Beverly K. Bridges, CMC City Clerk

(SEAL)

**EXHIBIT "A"**

**(Attach Notice of Meeting and Agenda)**

**CITY COUNCIL AGENDA**

**COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011**

**CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>**

**OSCAR B. GOODMAN, MAYOR (At-Large) · COUNCILMAN GARY REESE, MAYOR PRO TEM (Ward 3)**

**COUNCIL MEMBERS: LARRY BROWN (Ward 4), STEVE WOLFSON (Ward 2),**

**LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6); RICKI Y. BARLOW (Ward 5)**

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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. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.

**July 11, 2007**

**Morning Session begins at 9:00 a.m.**

**Afternoon Session begins at 1:00 p.m.**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

**CEREMONIAL MATTERS**

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION - CHAPLAIN STEVE SANSON, VETERANS IN POLITICS INTERNATIONAL
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE EMPLOYEE OF THE YEAR
6. RECOGNITION OF THE CITIZEN OF THE MONTH
7. RECOGNITION OF FLASH FLOOD AWARENESS MONTH
8. RECOGNITION OF PARKS AND RECREATION MONTH
9. RECOGNITION OF THE NEVADA STATE GYMNASTICS CHAMPION DESERT GYMCATS

## **BUSINESS ITEMS - MORNING**

10. Any items from the morning session that the Council, 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
11. Approval of the Final Minutes by reference of the regular City Council meeting of June 6, 2007

## **CONSENT AGENDA**

**MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE**

### **ADMINISTRATIVE - CONSENT**

12. Approval of a Grant Deed whereby City Parkway V Inc., a Nevada non-profit corporation, grants a portion of the North East Quarter (NE ¼) of Section 33, T20S, R61E to the City of Las Vegas for dedication of additional rights-of-way along the east side of Grand Central Parkway, north of Bonneville Avenue (APN 139-34-110-004) – Ward 5 (Barlow)

### **ADMINISTRATIVE SERVICES - CONSENT**

13. Approval of the ratification of Ydoleena Yturalde in a Council support position as the Executive Assistant to the Ward 5 office (\$52,051.27 annual salary/\$20,820.51 benefits - General Fund) – Ward 5 (Barlow)
14. Approval of the ratification of Steven J. Brooks in a Council support position as the Council Liaison to the Ward 5 office (\$49,000 annual salary/\$22,050 benefits - General Fund) – Ward 5 (Barlow)

### **FIELD OPERATIONS - CONSENT**

15. ABEYANCE ITEM - Approval of a Cooperative Agreement between the Nevada Department of Wildlife (NDOW) and the City of Las Vegas (City) for urban fisheries within Lorenzi Park located at 3333 West Washington Avenue and Floyd Lamb Park at Tule Springs located at 9200 Tule Springs Road - Wards 5 and 6 (Barlow and Ross)
16. Approval of Interlocal Agreement 112859 with the Las Vegas Valley Water District for water service to APN 139-21-703-014 known as the Doolittle Senior Center - Ward 5 (Barlow)
17. Approval of a Grant of Easement from the City of Las Vegas to Nevada Power Company to allow Nevada Power Company access to the site for electrical systems needs located at 6989 North Buffalo Drive commonly known as Fire Station 41, APN 125-21-601-008 - Ward 6 (Ross)
18. Approval of a Purchase and Sale Agreement between the City of Las Vegas and The Trust for Public Land for the purchase of real property consisting of approximately 4.6 acres located in the vicinity of Washington Avenue and Lamb Boulevard, APN 140-29-212-006 (\$2,550,000 - Parks and Leisure Activities CPF) - Ward 3 (Reese)
19. Approval of Easements and Rights-of-Way from the City of Las Vegas to the Las Vegas Valley Water District to allow access to the site for maintenance and construction of water pipelines and appurtenances located at 1953 Gregory Street, APN 139-22-313-004 - Ward 5 (Barlow)
20. Approval of Easements and Rights-of-Way from the City of Las Vegas to the Las Vegas Valley Water District to allow access to the site for maintenance and construction of water pipelines and appurtenances located at 1929 Gregory Street, APN 139-22-313-010 - Ward 5 (Barlow)

**FINANCE & BUSINESS SERVICES - ADMINISTRATION CONSENT**

21. Approval of Service and Material Checks/Payroll Checks/Wire Transfers/Other Checks and Investments

**FINANCE & BUSINESS SERVICES - BUSINESS SERVICES CONSENT**

22. ABEYANCE ITEM - Approval of Change of Location for a Pawn Broker License and a new Auto Pawn/Class II Secondhand Dealer/Pistol Permit License subject to the provisions of the planning and fire codes, Cash America, Inc., dba Super Pawn (Non-operational), To: 7095 North Durango Drive, Cash America International, Daniel R. Feehan, Dir, CEO, Pres, 100% - Ward 6 (Ross)
23. Approval of a Special Event Alcoholic Beverage License for Barbeque Masters Gaming, Location: Hills Park, 9100 Hillpointe Road, Dates: July 21, 2007, Type: Special Event General, Event: Fashion Show, Responsible Person in Charge: Chet Pressler - Ward 4 (Brown)
24. Approval of a Change of Location, Change of Ownership, and Change of Business Name for a Temporary Package License subject to the provisions of the planning and fire codes and Health Dept. regulations, From: American Drug Stores, Inc., dba Albertson's Store #6020, To: New Albertson's, Inc., dba Albertson's #6060, 11720 West Charleston Boulevard, David L. Boehmen, Dir, Pres, John F. Boyd, Treas, John P. Breedlove, Dir, Secy - Ward 2 (Wolfson)
25. Approval of a new Temporary Restricted Gaming License for 15 slots subject to confirmation of approval by the Nevada Gaming Commission, Cardivan Company, db at Albertson's #6060, 11720 West Charleston - Ward 2 (Wolfson)
26. Approval of Change of Ownership for a Tavern License subject to Health Dept. regulations, From: Bomikevic's, LLC, dba Bogey's Bar & Grill, To: Vallone Becker Enterprises, LLC, dba Bogey's Bar & Grill, 7770 West Ann Road, John P. Vallone, Mgr, William E. Becker, Mgr, and Leisure Investments, Inc., Mmbr, 100% - Ward 6 (Ross)
27. Approval of a new Restricted Gaming License for 15 Slots, Vallone Becker Enterprises, LLC, dba Bogey's Bar & Grill, 7770 West Ann Road, John P. Vallone, Mgr, William E. Becker, Mgr, and Leisure Investments, Inc., Mmbr, 100% - Ward 6 (Ross)
28. Approval of Change of Business Name for a Package License, From: Express Mart, To: Diegos Meat Market, 8251 West Charleston Boulevard, C.R.E.M. Corporation, Inc., Cristobal Santos, Dir, Pres, Secy, Treas, 100% - Ward 2 (Wolfson)
29. Approval of a new Restricted Gaming License for 7 slots, ETT Inc., db at Terrible's #293, 1500 West Bonanza Road - Ward 5 (Barlow)
30. Approval of a new Restricted Gaming License for 7 slots, ETT Inc., db at Terrible's #296, 4401 North Rainbow Boulevard - Ward 4 (Brown)
31. Approval of a new Temporary License for a Burglar Alarm Service, Wifieye, Inc., dba Wifieye, Inc., 6707 West Goshen Avenue, Aaron J. Caviglia, Dir, Pres, 100% - California
32. Approval of Change of Location for a Martial Arts License subject to the provisions of the planning and fire codes, Ariel Mosses, dba MSI Martial Arts Academy, From: 8450 West Sahara Avenue, To: 6366 West Sahara Avenue, Ariel Mosses, 100% - Ward 1 (Tarkanian)

**FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS CONSENT**

33. Approval of the First Amendment to Engineering Design Services Agreement No. 06-11591 for Additional Engineering Services in connection with Rancho Detention Basin - Phase II located west of Centennial Center Parkway and north of the alignment of El Campo Grande - Department of Public Works - Award recommended to: VTN NEVADA (\$85,140 - Road and Flood Capital Projects Fund) - Ward 6 (Ross)

34. Approval of award of Bid No. 07.1730.11-LED, Rancho Detention Basin, Phase II located west of Centennial Center Parkway and north of the alignment of El Campo Grande and the construction conflicts reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CAPRIATI CONSTRUCTION CORP., INC. (\$3,890,521.02 - Road and Flood Capital Projects Fund) - Ward 6 (Ross)
35. Approval of Modification No. 2 to Contract No. 070168 for Design and Decision Consulting - Office of Administrative Services - Award recommended to: WEIDNER, INC. (\$293,000 - General Fund)
36. Approval of revision to Purchase Order No. 229217 for an Annual Requirements Contract for Liquid Ferric Chloride - Department of Public Works - Award recommended to: KEMIRON COMPANIES, INC. (\$250,000 - Sanitation Enterprise Fund)
37. Approval of Contract No. 070419-DK for Artwork Fabrication and Installation Services located at the Centennial Hills Community Center, Buffalo Drive and Deer Springs Way - Office of Government and Community Affairs - Award recommended to: DARIUS KUZMICKAS (\$59,477 - Multipurpose Special Revenue Fund)
38. Approval of award of Bid No. 07-1762.03-LED, Annual Contract for Asphaltic Concrete Pavement Reconstruction - Department of Field Operations - Award recommended to: SOUTHERN NEVADA PAVING (\$3,004,000 - Street Maintenance Special Revenue Fund) - All Wards
39. Approval of award of Bid No. 07.1730.15-LED, Downtown Connector Bus Rapid Transit Project located on Grand Central Parkway between Iron Horse Court and City Parkway and the construction conflicts and contingency reserve set by Finance and Business Services - Department of Public Works - Award recommended to: CAPRIATI CONSTRUCTION CORP., INC. (\$17,124,150.60 - Road and Flood Capital Projects Fund) - Ward 5 (Barlow)

#### **HUMAN RESOURCES - CONSENT**

40. Approval to create two regular full-time Service Desk Technicians for the Information Technologies Department (\$83,580 Salary + \$33,432 Benefits - Computer Services Internal Service Fund)

#### **PUBLIC WORKS - CONSENT**

41. Approval of an Encroachment Request from Creative Nightlife Concepts, LLC, on behalf of Mele Pono Holding Company, owner (Las Vegas Boulevard between Fremont Street and Carson Avenue) - Ward 5 (Barlow)
42. Approval of an Encroachment Request from Pulte Homes on behalf of PN II, Incorporated, owner (southwest corner of Jones Boulevard and Iron Mountain Road) - Ward 6 (Ross)
43. Approval of an Encroachment Request from DRC Engineering on behalf of Picerne Providence, LLC, owner (Hualapai Way between Deer Springs Way and Dorrell Lane) - Ward 6 (Ross)
44. Approval of an Encroachment Request from L.R. Nelson Consulting Engineers on behalf of Evangelical Lutheran Church, owner (13th Street between Lewis Avenue and Bridger Avenue) - Ward 3 (Reese)
45. Approval of a Sewer Connection Agreement with Dunnam Civil Engineers on behalf of Brock E. Metzka, owner and an Interlocal Contract with Clark County Water Reclamation District (southeast corner of Park Street and Kraft Avenue, APN 138-06-505-015) - County (near Ward 4 - Brown)
46. Approval of a Sewer Connection Agreement with Dunnam Civil Engineers on behalf of Edward Homes, Inc., owner and an Interlocal Contract with Clark County Water Reclamation District (southeast corner of Park Street and Kraft Avenue, APN 138-06-505-016) - County (near Ward 4 - Brown)
47. Approval of a Sewer Connection Agreement with Jose Corral and Guadalupe Corral, owners and an Interlocal Contract with Clark County Water Reclamation District (southeast corner of Tenaya Way and Donald Nelson Drive, APN 125-15-605-001) - County (near Ward 6 - Ross)

48. Approval of a Sewer Connection Agreement with Tetra-Tech Inc., on behalf of Michael E. Stumne, owner and an Interlocal Contract with Clark County Water Reclamation District (northeast corner of Bonita Vista Street and Corbett Street, APN 125-29-704-006) - County (near Ward 6 - Ross)
49. Approval of a Sewer Connection Agreement with Pacific Concepts on behalf of Angela O'Brien, owner and an Interlocal Contract with Clark County Water Reclamation District (southeast corner of Grand Canyon Drive and Hammer Lane, APN 125-31-601-001) - County (near Ward 4 - Brown)

#### **RESOLUTIONS - CONSENT**

50. R-53-2007 - Approval of a Resolution setting a public hearing before a Recommending Committee of the City Council regarding a proposed new sewer service surcharge fee in support of the City's obligation to fund the Systems Conveyance and Operations Program (SCOP) project being constructed by the Clean Water Coalition, of which the City is a member agency - All Wards
51. R-54-2007 - Approval of a Resolution that earmarks \$4,758,138 in Private Activity Bond Volume Cap for HELP of Las Vegas Housing Corporation II to develop 50 affordable multi-family housing units to be located at 1455 N. Main Street - Ward 5 (Barlow)
52. R-55-2007 - Approval of a Resolution earmarking \$10,000,000 in Private Activity Bond Volume Cap to fund low interest loan programs operated by the State Housing Division exclusively serving City of Las Vegas residents earning 120% or less of the area median income and \$18,321,096.13 for future affordable housing projects within the City of Las Vegas for an aggregate total of \$28,321,096.13 - All Wards

#### **DISCUSSION/ACTION ITEMS**

##### **ADMINISTRATIVE - DISCUSSION**

53. Report from the City Manager on Emerging Issues
54. Discussion and possible action on the final report from the Citizen Advisory Panel (CAP) for a Financially Feasible Approach to providing Fire/EMS Services - All Wards
55. Discussion and possible action regarding an Extension and Amendment of Exclusive Negotiation Agreement between City Parkway V, Inc., and Heritage-Nevada VIII, LLC, for property bounded by Grand Central Parkway to the West, Ogden Avenue to the North, Bonneville Avenue to the South, and the Union Pacific Railroad Rail Line to the East (a portion of APN 139-34-110-004) - Ward 5 (Barlow)

##### **BUSINESS DEVELOPMENT - DISCUSSION**

56. ABEYANCE ITEM - Discussion and possible action regarding an Exclusive Negotiation Agreement between the City of Las Vegas and Laurich Properties, Inc., for the development of a commercial retail center containing no less than 100,000 square feet of total gross leasing area, with a full-service grocery store at least 40,000 square feet in size, located at the southwest corner of Martin L King Boulevard and Lake Mead Boulevard (APNs 139-21-313-005 and 009) - Ward 5 (Barlow)
57. Discussion and possible action regarding the Second Amendment to Ground Lease and Development Agreement with Option to Purchase between the City of Las Vegas and 601 Fremont, LLC, for the phased acquisition and development of property located at 601 Fremont Street (APN 139-34-611-008) (potential gain of \$4,800,000 – Industrial Revenue Fund) - Ward 5 (Barlow)

##### **CITY ATTORNEY - DISCUSSION**

58. Discussion and possible action on Appeal of Work Card Denial: Michael Allen Ahders, 3187 Misty Winds Court, Henderson, Nevada 89052

## **FINANCE & BUSINESS SERVICES - BUSINESS SERVICES DISCUSSION**

59. ABEYANCE ITEM - Discussion and possible action regarding Temporary Approval of Change of Ownership and Change of Business Name for a Liquor Caterer License, From: Hacienda Gardens Banquet Hall, Inc., To: Hacienda Gardens Catering, Inc., dba Hacienda Gardens Catering, Inc., 4250 East Bonanza Road, Suite 13, Alicia J. Perez, Pres, 100% - Ward 3 (Reese)
60. Discussion and possible action regarding Temporary Approval of a Change of Owner and Change of Business Name for a Beer/Wine/Cooler On-sale License subject to the provisions of the planning codes and Health Dept. regulations, From: Caspian Incorporated, dba Caspian Market and Restaurant, Aram Choukhachian, 100%, To: Arpine Foods, Inc., dba Lily's Restaurant, 2101 South Decatur Boulevard, Suites 19 & 20, Lilit Odabashian, Owner, 100% - Ward 1 (Tarkanian)
61. Discussion and possible action regarding Temporary Approval of a new Beer/Wine/Cooler On-sale License subject to the provisions of the planning and fire codes and Health Dept. regulations, Six Tables, Inc., dba Six Tables, 2110 North Rampart Boulevard, Suite 110, Gail A. Levi, Dir, Pres, Treas, Secy, 100% - Ward 4 (Brown)
62. Discussion and possible action regarding Temporary Approval of Change of Ownership, Change of Location, and Change of Business Name for a Tavern License subject to the provisions of the planning and fire codes, From: Duke's Place, LLC, dba Duke's Place (Non-operational), To: T & A Ventures, Inc., dba Timbers Bar & Grill, 7240 West Azure, Suite 170, Andrew B. Donner, Dir, Pres, Treas, Secy, and Timbers Hospitality Group, Inc., 100% - Ward 6 (Ross)
63. Discussion and possible action regarding Temporary Approval of a new Restricted Gaming License for 15 slots, T & A Ventures, Inc., dba Timbers Bar & Grill, 7240 West Azure Drive, Suite 170, Andrew B. Donner, Dir, Pres, Treas, Secy, and Timbers Hospitality Group, Inc., 100% - Ward 6 (Ross)
64. Discussion and possible action regarding Temporary Approval of a new Auctioneer License subject to the provisions of the planning and fire codes, Gregory J. Harelson, dba Auction One Las Vegas, 2239 South Rainbow Boulevard, Gregory J. Harelson, 100% - Ward 1 (Tarkanian)
65. Discussion and possible action regarding Temporary Approval of a new Martial Arts Instruction License subject to the provisions of the planning and fire codes, Desert Wind Martial Arts, dba Desert Wind Martial Arts, 4343 North Rancho Drive, Suite 210, James M. Sterling, 100% - Ward 6 (Ross)
66. Discussion and possible action regarding Temporary Approval of a new Massage Establishment License, Nichole Kuter, dba Bliss Canyon Day Spa, 4335 North Rancho Drive, Suite 150, Nichole R. Kuter, Owner 100% - Ward 6 (Ross) [NOTE: This is an Ancillary License to an existing Beauty Salon License]
67. Discussion and possible action regarding Temporary Approval of a new Massage Establishment License subject to the provisions of the planning and fire codes, Chas Day Spa, LLC, dba Pamper Me Day Spa & Salon, 4422 North Rancho Drive, Cuong Quoc Nguyen, 90%, Hanh (Diana) Kieu Hoang, 10% - Ward 6 (Ross) [NOTE: This is an Ancillary License to an existing Beauty Salon License]
68. Discussion and possible action regarding Temporary Approval of a new Pistol Permit License, Island Security Store, Inc., dba Island Tactical, 8090 South Durango Drive, Suite 106, Jason D. Fledderjohn, 100% - County
69. Discussion and possible action regarding Temporary Approval of a new Psychic Art and Science License, Angela Kay, dba Angela Kay Consulting Services, 8312 Cretan Blue Lane, Angela M. Kay, 100% - Ward 4 (Brown)
70. Discussion and possible action regarding an Appeal of a Suspension of a Tavern License, Nevada Receivership, LLC dba Crazy Horse Too, 2476 Industrial Road, Michael J. Signorelli, Managing Mmbr, 100% - Ward 3 (Reese)

## **FINANCE & BUSINESS SERVICES - PURCHASING & CONTRACTS DISCUSSION**

71. Discussion and possible action regarding the Ninth Amendment to Professional Services Agreement No. 070398-DC for City Hall Expansion - Development Services Center within the Las Vegas Enterprise Park located at Lake Mead Boulevard and Martin Luther King Boulevard - Department of Public Works - Award recommended to: JMA ARCHITECTURE STUDIOS (\$2,960,000 - City Facilities Capital Projects Fund) - Ward 5 (Barlow)

### **NEIGHBORHOOD SERVICES - DISCUSSION**

72. Discussion and possible action on the Neighborhood Partners Fund (NPF) Board recommendations to allocate \$75,000 (General Fund) for 22 neighborhood projects - All Wards

### **PUBLIC WORKS - DISCUSSION**

73. ABEYANCE ITEM - Discussion and possible action on an Encroachment Request from Jawa Studio on behalf of Lewis Center Parking, LLC, owner (northeast corner of Lewis Avenue and Casino Center Boulevard) - Ward 3 (Reese)

### **RESOLUTIONS - DISCUSSION**

74. R-56-2007 - Discussion and possible action regarding a Resolution to Approve Transfer of Ownership and Control of Franchise Agreement with MedicWest Ambulance, Inc. - All Wards
75. R-57-2007 - Discussion and possible action regarding a Resolution Adopting an Updated Version of the Las Vegas Medical District Plan – Ward 5 (Barlow)
76. R-58-2007 - Discussion and possible action regarding a Resolution Amending the Lone Mountain Master Development Plan and Design Standards Regarding Permissible Uses and the Means of Amending the Plan and Standards – Ward 4 (Brown)
77. R-59-2007 - Discussion and possible action regarding a Resolution Amending the Lone Mountain West Master Development Plan and Design Standards Regarding the Means of Amending the Plan and Standards – Ward 4 (Brown)

### **BOARDS & COMMISSIONS - DISCUSSION**

78. ABEYANCE ITEM - Discussion and possible action on appointments of Council members to various City of Las Vegas and other jurisdictional Boards, Commissions and Authorities
79. ABEYANCE ITEM - CHILD CARE LICENSING BOARD – Terry Clodt and Julie Proud - Term Expirations 6-2007
80. ABEYANCE ITEM - CITIZENS PRIORITY ADVISORY COMMITTEE (CPAC) – Ronald L. Butters - Term Expiration 6-2007
81. ABEYANCE ITEM - SENIOR CITIZENS ADVISORY BOARD – Lance Moran, Rudolph Durso, Robert Goldstein, Jerry Kosbab, and Hazel Geran - Term Expirations 6-2007; Harry Furey, Deceased – Term Expiration 6-2009
82. REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA (RTC) ADVISORY COMMITTEE ON BUS BENCH/SHELTER CONSTRUCTION AND MAINTENANCE – Harry Furey, Deceased - Term Expires 1-04-2008
83. NEON MUSEUM BOARD OF TRUSTEES - Appointment by the City Council of one Class III City of Las Vegas Trustee – Steven Evans – Term Expiration 9-15-2009 (Resigned)

### **RECOMMENDING COMMITTEE REPORT - DISCUSSION**

### **BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING**

84. Bill No. 2007-25 – Annexation No. ANX-20533 – Property location: at 5695 North Rainbow Boulevard; Petitioned by: Srodes, LLC; Acreage: 1.13 acres; Zoned: R-E (County zoning), R-D (City equivalent). Sponsored by: Councilman Steven D. Ross
85. Bill No. 2007-29 – Adds “permanent trade show facility” as a liquor licensing category. Proposed by: Mark Vincent, Director, Department of Finance and Business Services

86. Bill No. 2007-30 – Ordinance Creating Special Improvement District No. 810 – Summerlin Village 23B. Sponsored by: Step Requirement
87. Bill No. 2007-31 – Levies Assessments for Special Improvement District No. 810 – Summerlin Village 23B. Sponsored by: Step Requirement
88. Bill No. 2007-32 – Ordinance Creating Special Improvement District No. 811 – Summerlin Village 24. Sponsored by: Step Requirement
89. Bill No. 2007-33 – Levies Assessments for Special Improvement District No. 811 – Summerlin Village 24. Sponsored by: Step Requirement

**BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING**

**THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.**

90. Bill No. 2007-28 – Annexation No. ANX-20735 – Property location: at 3829 Mountain Trail; Petitioned by: Louis and Vicki Richardson Trust; Acreage: .51 acres; Zoned: R-E (County zoning), U (R) (City equivalent). Sponsored by: Councilwoman Brenda J. Williams

**1:00 P.M. - AFTERNOON SESSION**

**BUSINESS ITEMS - AFTERNOON**

91. Any items from the afternoon session that the Council, 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

**HEARINGS - DISCUSSION**

92. ABEYANCE ITEM - Hearing to consider the appeal regarding Ten (10) Day Vacate Nuisance Notice and Order to Comply located at 2228 Valley Drive. PROPERTY OWNER: KIM C. GOUSSE – Ward 5 (Barlow)
93. ABEYANCE ITEM - Hearing to consider the appeal regarding Nuisance Notice and Order to Comply located at 2232 Valley Drive. PROPERTY OWNER: KIM C. GOUSSE – Ward 5 (Barlow)
94. Public Hearing to consider the report of expenses to recover costs for mitigation abatement of vacant or abandoned building and assess civil penalties located at 2700 Brienza Way. PROPERTY OWNER: SCOTT GRIFFITHS - Ward 2 (Wolfson)

## **PLANNING & DEVELOPMENT**

**THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION**

### **PLANNING & DEVELOPMENT - CONSENT**

**PM SESSION - ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED "FOR APPROVAL". ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE**

95. EOT-21831 - APPLICANT/OWNER: CITY PARKWAY CENTER LLC - Request for an Extension of Time of an approved Variance (VAR-5878) FROM THE 750-FOOT SEPARATION REQUIREMENT AND THE 10-FOOT FREEWAY RIGHT-OF-WAY SETBACK REQUIREMENT FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL
96. EOT-21830 - APPLICANT/OWNER: CITY PARKWAY CENTER LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-5877) FOR A PROPOSED 71-FOOT HIGH, 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 City Parkway (APN 139-27-410-008), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL
97. EOT-22091 - APPLICANT/OWNER: CORNERSTONE COMPANY - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6217) FOR A 40-STORY MIXED-USE DEVELOPMENT CONSISTING OF 89 RESIDENTIAL UNITS AND 3,257 SQUARE FEET OF COMMERCIAL SPACE, WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP BACK AND STREETScape REQUIREMENTS on 1.35 acres at 1211 South Third Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL
98. EOT-22144 - APPLICANT/OWNER: URBAN CHAMBER OF COMMERCE - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6519) FOR A PROPOSED THREE BUILDING, 27,672 SQUARE-FOOT CORPORATE OFFICE AND BANK CENTER AND FOR WAIVERS OF BUILDING PLACEMENT STANDARDS, PARKING AREA LANDSCAPE STANDARDS, FOUNDATION LANDSCAPE STANDARDS, AND STREET LANDSCAPE STANDARDS on 3.41 acres adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive (APN's 139-21-313-013 and 015), C-PB (Planned Business Park) Zone, Ward 5 (Barlow). Staff recommends APPROVAL

### **PLANNING & DEVELOPMENT - DISCUSSION**

99. ROC-21680 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: NORTH CANYON ESTATES OWNERS ASSOCIATION, INC. - Request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review [Z-0048-02(1)] WHICH STATED THAT A PEDESTRIAN PASSAGE WILL BE PROVIDED TO CONNECT THE CUL-DE-SACS OF LISA LANE for an approved 66-lot single family residential development on 21.25 acres adjacent to the south side of Washburn Road approximately 600 feet east of Durango Drive, R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 4 (Brown). Staff recommends DENIAL
100. EOT-22313 - APPLICANT/OWNER: WILLIAM D. HITT - Request for an Extension of Time of an approved Special Use Permit (SUP-6323) FOR A PROPOSED 5,200 SQUARE FOOT TAVERN adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL

- 101.EOT-22314 - APPLICANT/OWNER: WILLIAM D. HITT - Request for an Extension of Time of an approved Special Use Permit (SUP-6326) FOR A PROPOSED 7,256 SQUARE-FOOT SUPPER CLUB adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL
- 102.EOT-22315 - APPLICANT/OWNER: WILLIAM D. HITT - Request for an Extension of Time of an approved Special Use Permit (SUP-6330) FOR A PROPOSED MIXED USE DEVELOPMENT IN EXCESS OF 12 STORIES adjacent to the northwest corner of Deer Springs Way and Durango Drive (APN 125-20-201-025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL
- 103.EOT-22312 - APPLICANT/OWNER: WILLIAM D. HITT - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6317) FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 24-STORY TOWERS CONTAINING 474 RESIDENTIAL UNITS AND 144,200 SQUARE FEET OF COMMERCIAL SPACE, OF WHICH 102,744 SQUARE FEET IS OFFICE SPACE on 5.21 acres adjacent to the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL
- 104.ZON-21602 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG WASSERMAN - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 0.16 acres at 210 West Monroe Avenue (APN 139-27-111-067), Ward 5 (Barlow). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 105.RQR-21496 - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: WMC III ASSOCIATES, LLC - Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVED ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property bounded by U.S. 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 5 (Barlow). The Planning Commission (4-2 vote) and staff recommend APPROVAL
- 106.SUP-21419 - PUBLIC HEARING - APPLICANT: YOONHEE LEE - OWNER: CENTENNIAL CENTRE, L.L.C. - Request for a Special Use Permit FOR A RESTAURANT WITH BEER/WINE/COOLER ON SALE at 6181 Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 107.SUP-21500 - PUBLIC HEARING - APPLICANT: DRAKE DEVELOPMENTS, LLC - OWNER: TENAYA MB, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 9350 West Lake Mead Boulevard (APN 138-18-812-004), P-C (Planned Community) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 108.SUP-21645 - PUBLIC HEARING - APPLICANT: HOME CONSIGNMENT CENTER - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit TO ALLOW SECONDHAND SALES WITHIN AN EXISTING COMMERCIAL CENTER at 5720 Centennial Center Boulevard, Suite 120 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 109.SUP-21656 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: BOAS-LAS VEGAS, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.72 acres at 4810 West Ann Road (APN 125-25-801-019), C-1 (Limited Commercial) Zone, Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 110.VAC-21648 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to vacate a portion of a 15-foot wide public alley generally located north of Baltimore Avenue and west of Fairfield Avenue, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 111.SDR-21642 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 34,823 SQUARE-FOOT PUBLIC COMMUNITY CENTER on 1.25 acres at 250 West Baltimore Avenue (APN 162-04-813-109), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

- 112.GPA-20481 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 113.ZON-20482 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 114.SDR-20483 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 115.ZON-19647 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 116.SDR-19643 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Site Development Plan Review FOR A 37,925 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED AND A 2-FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 117.VAR-20816 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST - Request for a Variance TO ALLOW A THREE-STORY, 50-FOOT TALL BUILDING WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 118.VAR-21609 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 82 FEET THREE INCHES WHERE 153 FEET IS THE MINIMUM SETBACK REQUIRED at 600 South Tonopah Drive (APN: 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 119.SDR-20812 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST - Request for a Site Development Plan Review FOR A 15,000 SQUARE FOOT MEDICAL OFFICE AND A WAIVER TO ALLOW A FIVE FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 120.VAR-21632 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY - Request for a Variance TO ALLOW AN EXISTING COMMERCIAL BUILDING TO BE 10 FEET FROM THE REAR PROPERTY LINE WHERE A 20-FOOT SETBACK IS THE MINIMUM REQUIRED on 2.69 acres at 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

- 121.VAR-21724 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY - Request for a Variance TO ALLOW A PERIMETER WALL TO BE 15 FEET HIGH WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.16 acres at 7175 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL
- 122.SDR-20282 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED ALONG THE EAST AND WEST PROPERTY LINES on 2.16 acres at 7175 and 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL
- 123.VAC-20284 - ABEYANCE ITEM - PUBLIC HEARING – APPLICANT: NEVADA POWER COMPANY - OWNER: RMH TRUST - Petition to vacate a patent reservation generally located north of the Holmby Avenue alignment commencing at the centerline of the Holmby Avenue and Belcastro Street alignments, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL
- 124.RQR-17763 - ABEYANCE ITEM - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (3-3 tie vote on a motion for approval) NO RECOMMENDATION
- 125.RQR-17764 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL
- 126.SUP-13490 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL
- 127.SUP-20485 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) FOR 20 HORSES WITH A WAIVER TO ALLOW THE CORRAL AND STABLE TO BE SEVEN FEET FROM THE FRONT PROPERTY LINE WHERE 100 FEET IS THE MINIMUM REQUIRED at 8300 North Bradley Road (APN 125-12-701-003), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL
- 128.ROC-18260 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: CITY PARKWAY IV - Request for a Review of Condition Number 1 of an approved Required Review (RQR-13616) TO REMOVE THE CONDITION THAT REQUIRED THE APPLICANT TO OBTAIN BUILDING PERMITS AND CALL FOR A FINAL INSPECTION BY THE BUILDING AND PLANNING DEPARTMENT WITHIN THIRTY (30) DAYS OF APPROVAL BY THE CITY COUNCIL for an existing billboard adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL

- 129.ROC-21911 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: SHELLEY JACKSON - Request for a Review of Condition to delete Condition Number 4 of an approved Variance (V-0139-89) WHICH STATED THAT THE APPROVAL OF THIS VARIANCE IS LIMITED TO ONLY THESE APPLICANTS. IF THE PROPERTY IS SOLD OR RENTED, THE GUEST HOUSE SHALL BE CONVERTED BACK TO A STORAGE ROOM OR GARAGE for an existing second dwelling where only one dwelling is permitted on 0.19 acres at 1247 Douglas Drive, (APN: 162-05-210-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL
- 130.SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL
- 131.SDR-21091 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 492-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive (APNs 126-13-515-001 through 116, 126-13-511-001 through 009, and 126-13-510-005), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). The Planning Commission (5-0 vote) and staff recommend APPROVAL
- 132.GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 133.ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 134.VAR-21139 - PUBLIC HEARING - APPLICANT/OWNER: AHP OF NEVADA, INC. - Request for a Variance TO ALLOW A PROPOSED CONVALESCENT CARE CENTER TO BE 30 FEET FROM A RESIDENTIAL PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A PROXIMITY SLOPE SETBACK OF 66 FEET FOR A 22-FOOT HIGH BUILDING on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 135.SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 136.SDR-20468 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 137.ZON-21234 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL

- 138.VAR-21238 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL - Request for a Variance TO ALLOW 220 PARKING SPACES WHERE 253 IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow). NOTE: THE CORRECT PARKING VARIANCE IS TO ALLOW 220 PARKING SPACES WHERE 425 IS THE MINIMUM REQUIRED. Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 139.VAR-21239 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 62 FEET AND SIX STORIES WHERE 55 FEET AND 5 STORIES IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND A ZERO FOOT CORNER SIDE SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 140.VAC-21240 - PUBLIC HEARING - APPLICANT: SDA, INC. - OWNER: ASHTON-BOYD FAMILY TRUST, ET AL - Petition to Vacate a 20-foot wide section of public right-of-way generally located north of Bridger Avenue, between Ninth Street and Tenth Street, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 141.SDR-21236 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL - Request for a Site Development Plan Review for a PROPOSED 300-UNIT, 62-FOOT HIGH, SIX-STORY APARTMENT BUILDING WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 162 FEET IS REQUIRED AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL
- 142.ZON-21487 - PUBLIC HEARING - APPLICANT/OWNER: LELAND E. LUTFY - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 615 South Seventh Street (APN 139-34-810-014), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 143.VAR-20487 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC - OWNER: NEAR AND FAR LLC - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5-FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 144.VAR-20488 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW A LOT COVERAGE OF 60.57 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 145.VAR-21263 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW TWO LOADING SPACES WHERE TEN ARE REQUIRED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS FOR FOUR LOADING SPACES WHERE 10 ARE REQUIRED. Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

- 146.SUP-20486 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 147.SUP-20740 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR WITH A WAIVER TO ALLOW A 95-FOOT DISTANCE SEPARATION WHERE 400-FEET IS REQUIRED FROM A SCHOOL at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 148.SDR-20484 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Site Development Plan Review FOR A 544-FOOT HIGH, 50-STORY MIXED-USE DEVELOPMENT WITH 93,800 SQUARE FEET OF COMMERCIAL SPACE AND 497 RESIDENTIAL CONDOMINIUM UNITS on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 149.VAR-21181 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 150.VAR-22090 - PUBLIC HEARING RELATED TO VAR-21181 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW A NINE FOOT REAR YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 151.WVR-22088 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Waiver to Title 18.12.250 TO ALLOW DRIVEWAY ACCESS FROM THE REAR YARD OF A RESIDENTIAL LOT ONTO A PRIMARY OR SECONDARY THOROUGHFARE on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL
- 152.VAR-21647 - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Variance TO ALLOW THE HEIGHT OF AN EXISTING ACCESSORY STRUCTURE (CLASS I) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING on 0.31 acres at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 153.SUP-21646 - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 154.VAR-21687 - PUBLIC HEARING - APPLICANT/OWNER: HILLBILLY ACRES, LLC - Request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 16-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A RESIDENTIAL ADJACENCY SETBACK OF SIX FEET WHERE 76 FEET IS REQUIRED, on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

- 155.SDR-21688 - PUBLIC HEARING - APPLICANT/OWNER: HILLBILLY ACRES, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-15375) FOR A PROPOSED 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 156.RQR-22256 - PUBLIC HEARING - APPLICANT: MPOWER/KRISTIN L. WILLIAMS - OWNER: IRVINGTON PROPERTIES, LLC. - Request for a Required One Year Review of an approved Special Use Permit (SUP-12631) WHICH ALLOWED A MASSAGE ESTABLISHMENT AND A WAIVER OF THE 200 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE at 1215 South Las Vegas Boulevard (APN 162-03-112-029), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Reese). Staff recommends DENIAL
- 157.RQR-22348 - PUBLIC HEARING - APPLICANT: CHARLESTON FESTIVAL - OWNER: WAL-MART STORES, INC. - Request for a Required One Year Review of an approved Review of Condition (ROC-5940) TO ALLOW DELIVERY HOURS BETWEEN 5:30 A.M. AND 10 PM. WHERE THE HOURS WERE RESTRICTED TO 8:00 A.M. TO 8:00 P.M. for an approved 94,978 Square Foot Retail Center on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APNs: 138-35-816-001, 002, and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL
- 158.RQR-21567 - PUBLIC HEARING - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1945) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL
- 159.RQR-21572 - PUBLIC HEARING - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1876) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL
- 160.RESCIND PREVIOUS ACTION - SUP-19340 - PUBLIC HEARING - APPLICANT/OWNER: JOE BAHNAN - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 2981 East Charleston Boulevard (APN 139-36-415-014), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 161.SUP-19340 - PUBLIC HEARING - APPLICANT/OWNER: JOE BAHNAN - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 2981 East Charleston Boulevard (APN 139-36-415-014), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (6-1 vote) and staff recommend APPROVAL
- 162.SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 163.SUP-20498 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

- 164.SUP-20499 - PUBLIC HEARING – APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 165.SDR-20496 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED. The Planning Commission (6-0 vote) and staff recommend APPROVAL
- 166.SUP-21037 - PUBLIC HEARING - APPLICANT: WESTCARE NEVADA - OWNER: RANCHO ALEXANDER BUSINESS PARK - Request for a Special Use Permit FOR A PUBLIC OR PRIVATE SCHOOL, SECONDARY on 11.08 acres at 4075 North Rancho Drive (APN 138-02-814-024), C-2 (General Commercial) Zone, Ward 6 (Ross). The Planning Commission (5-0 vote) and staff recommend APPROVAL
- 167.SUP-21649 - PUBLIC HEARING - APPLICANT/OWNER: SHARON KEA - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT IN CONJUNCTION WITH AN APPROVED 31,000 SQUARE FOOT HEALTH SPA WITH A WAIVER TO ALLOW NO DISTANCE SEPARATION FROM A PUBLIC PARK AND SCHOOL AND 340 FEET FROM A CHILD CARE FACILITY AND A CHURCH AND WHERE 400 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED, A WAIVER TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 59 FEET AND 70 FEET FROM TWO EXISTING MASSAGE ESTABLISHMENTS WHERE 1,000 FEET IS REQUIRED, AND A WAIVER TO ALLOW A 24 HOUR SPA WHERE THE REQUIRED HOURS OF OPERATION ARE FROM 8:00 AM TO 9:00 PM at 1070 East Sahara Avenue (APN 162-02-801-136), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL
- 168.SUP-22298 - PUBLIC HEARING - APPLICANT/OWNER: ARIZONA INVESTORS - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITH A WAIVER TO ALLOW A FIVE-FOOT SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING TAVERN at 7045 North Durango Drive (APN 125-20-114-007) T-C (Town Center) Zone, Ward 6 (Ross). Planning Commission (6-0-1 vote) and staff recommend APPROVAL
- 169.ARC-22117 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Council Review of a request for a Master Sign Plan and Waivers of the Town Center Development Standards Manual to allow one 50' high pylon advertising one tenant sign where 24' high advertising multiple tenants is required, to allow one wall sign to be located above the second floor window where below the second floor window is the height permitted, and to allow one monument sign to have 113.6 square feet area where 75 square feet is allowed by code FOR A PROPOSED MEDICAL OFFICE BUILDING at the northeast corner of Centennial Parkway and Riley Street (APN 125-20-803-006), SC-TC (Service Commercial Town Center) Zone, Ward 6 (Ross). Staff recommends APPROVAL
- 170.ARC-22160 - PUBLIC HEARING - APPLICANT: HKS, INC. - OWNER: VALLEY HEALTH SYSTEM, LLC - Council Review of a request for a Master Sign Plan and Waivers of the Town Center Development Standards Manual to allow wall signs to be located above the second floor window where below the second floor window is the height permitted, to allow five monument signs to be 8'-6" high where 8' is the permitted height, to allow directional signs to be 8'-6" high where 7' is the permitted height, to allow directional signage to be up to 51' square feet in area where 12 square feet is maximum, to allow monument one monument sign to be 125'in area where 75' is the maximum permitted, to allow one monument sign to have fugitive light where no fugitive light is permitted for an approved hospital and medical office building at 6900 North Durango Drive (APN:125-20-610-003), UC-TC (Urban Center Mixed Use Town Center) Zone, Ward 6 (Ross). Staff recommends APPROVAL

171.DIR-21753 - PUBLIC HEARING - APPLICANT/OWNER: RONALD D. DILLE AND MARILYN I. DILLE TRUST - Appeal of Director's decision per Title 19.18.110.H to deny a Home Occupation Permit for a proposed accounting firm at 312 Broxton Lane (APN 138-35-214-005), Ward 1 (Tarkanian). The Planning Commission (5-0 vote) and staff recommend DENIAL

**SET DATE**

172.Set date on any appeals filed or required public hearings from the City Planning Commission Meetings, Centennial Hills Architectural Review Committee and Dangerous Building or Nuisance/Litter Abatements

**CITIZENS PARTICIPATION**

173.CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL 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

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THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Bulletin Board, City Hall Plaza, (next door to Metro Records)  
Las Vegas Library, 833 Las Vegas Boulevard North  
Clark County Government Center, 500 S. Grand Central Parkway  
Grant Sawyer Building, 555 E. Washington Avenue