

**PLANNING COMMISSION AGENDA**  
**COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011**  
**CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>**

**LAS VEGAS CITY COUNCIL**

**Mayor Oscar B Goodman, (At-Large)**  
**Mayor Pro-Tem Gary Reese, (Ward 3)**  
**Councilman Larry Brown, (Ward 4)**  
**Councilman Steve Wolfson, (Ward 2)**  
**Councilwoman Lois Tarkanian, (Ward 1)**  
**Councilman Steven D. Ross, (Ward 6)**  
**Councilman Ricki Y. Barlow (Ward 5)**  
**City Manager Douglas Selby**

**COMMISSIONERS**

**Leo Davenport, Chairperson**  
**Byron Goynes, Vice Chairperson**  
**Richard Truesdell**  
**Steven Evans**  
**David W. Steinman**  
**Glenn E. Trowbridge**  
**Sam C. Dunnam**

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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 DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

**August 23, 2007**  
6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

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

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS 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 SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

## **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 staffs conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staffs 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 has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicants 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. [APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JULY 26, 2007](#)

## **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**

5. [ABEYANCE - TMP-21996 - TENTATIVE MAP - NEON HEIGHTS - APPLICANT: JUSTIN MARTINEZ - OWNER: DAN AND STEPHANY MARTINEZ - Request for Tentative Map FOR A MIXED-USE SUBDIVISION CONSISTING OF 395 RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL LOT on 1.39 acres at 709-731 Fremont Street \(APN 139-34-612-084\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\).](#)

6. [TMP-23104 - TENTATIVE MAP - HORSE AND COKE - APPLICANT/OWNER: WILLIAM LYON HOMES, INC. - Request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street \(APNs 125-09-602-004; 125-09-702-001, 002, 003; and 125-09-704-001\), R-PD2 \(Residential Planned Development - 2 Units Per Acre\) Zone, Ward 6 \(Ross\).](#)

### **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 THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.**

7. [ABEYANCE - VAR-23019 - VARIANCE - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO - Request for a Variance TO ALLOW A NINE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard \(APN 138-23-401-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\).](#)
8. [ABEYANCE - SUP-22538 - SPECIAL USE PERMIT RELATED TO VAR-23019 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard \(APN 138-23-401-006\), C-1 \(Limited Commercial\)\], Ward 5 \(Barlow\).](#)
9. [ABEYANCE - SDR-22540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23019 AND SUP-22538 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO - Request for a Site Development Plan Review FOR A 14,028 SQUARE FOOT GENERAL RETAIL STORE AND WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND A SIX FOOT BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard \(APN 138-23-401-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\).](#)
10. [ABEYANCE - RENOTIFICATION - WVR-21997 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PROPERTIES, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET IN EXCESS OF 150 FEET TO TERMINATE WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 7.19 acres adjacent to the southwest corner of Gilmore Avenue and El Capitan Way \(APNs 138-08-202-002, 003 and 004\), R-CL \(Single Family Residential Compact-Lot\) Zone, Ward 4 \(Brown\). NOTE: APPLICANT REQUESTS THIS ITEM BE WITHDRAWN](#)
11. [ABEYANCE - RENOTIFICATION - TMP-22564 - TENTATIVE MAP RELATED TO WVR-21997 - GILMORE GROVE RESIDENTIAL PLANNED DEVELOPMENT - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PROPERTIES, LLC - Request for a Tentative Map FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.19 acres adjacent to the southwest corner of El Capitan Way and Gilmore Avenue \(APNs 138-08-202-002, 003 and 004\), R-CL \(Single Family Residential Compact-Lot\), Ward 4 \(Brown\) NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 55 LOTS TO 56 LOTS.](#)
12. [ZON-23472 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS RESCUE MISSION - Request for a Rezoning FROM: C-2 \(GENERAL COMMERCIAL\), M \(INDUSTRIAL\) AND R-4 \(HIGH DENSITY RESIDENTIAL\) UNDER RESOLUTION OF INTENT TO M \(INDUSTRIAL\) TO: M \(INDUSTRIAL\) on 1.82 acres at the northeast corner of Bonanza Road and "F" Street \(APN 139-27-301-002\), Ward 5 \(Barlow\).](#)

13. [VAC-23034 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - Petition to Vacate a portion of a 20-foot wide sewer easement generally located north of Bonanza Road and east of "F" Street, Ward 5 \(Barlow\).](#)
14. [SUP-22975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NICOLE R.KUTER - OWNER: TEMOR SADAT - Request for a Special Use Permit FOR A PROPOSED 294 SQUARE FOOT MASSAGE ESTABLISHMENT LOCATED WITHIN AN EXISTING DAY SPA WITH A WAIVER OF THE 400-FOOT DISTANCE SEPARATION TO ALLOW A 336-FOOT DISTANCE FROM RESIDENTIAL PROPERTY AND A 227 FOOT DISTANCE FROM A RELIGIOUS USE at 4335 North Rancho Drive, Suite #150 \(APN 138-02-712-011\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\).](#)
15. [SUP-23106 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MCKELLAR DEVELOPMENT GROUP, INC. - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A PROPOSED 126-ROOM HOTEL on the east side of Tenaya Way, approximately 530 feet north of Peak Drive \(a portion of APN 138-15-612-003\), C-PB \(Planned Business Park\) Zone, Ward 1 \(Tarkanian\).](#)
16. [SDR-23105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-23106 - PUBLIC HEARING - APPLICANT: MCKELLAR DEVELOPMENT GROUP, INC. - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 126-ROOM HOTEL on 2.4 acres on the east side of Tenaya Way, approximately 530 feet north of Peak Drive \(a portion of APN 138-15-612-003\), C-PB \(Planned Business Park\) Zone, Ward 1 \(Tarkanian\).](#)
17. [VAC-22973 - VACATION - PUBLIC HEARING - APPLICANT: VENTURE PROFESSIONAL CENTERS, LLC - OWNER: CENTENNIAL HILLS CENTER, LLC - Petition to Vacate U.S. Government Patent Easements generally located south of Regena Avenue, east of Durango Drive, Ward 6 \(Ross\).](#)
18. [VAC-23079 - VACATION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: GREAT MALL OF LAS VEGAS, LLC - Petition to Vacate a portion of Grand Montecito Parkway between Wittig Avenue and Deer Springs Way, Ward 6 \(Ross\).](#)
19. [VAC-23080 - VACATION - PUBLIC HEARING - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: GREAT MALL OF LAS VEGAS, LLC - Petition to Vacate a portion of Deer Springs Way west of Doe Brook Trail, Ward 6 \(Ross\).](#)

### **PUBLIC HEARING ITEMS**

20. [ABEYANCE - RENOTIFICATION - GPA-20469 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD \(PLANNED COMMUNITY DEVELOPMENT\) AND SC \(SERVICE COMMERCIAL\) TO: TND \(TRADITIONAL NEIGHBORHOOD DEVELOPMENT\) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road \(APNs 125-06-002-005, 006, and 007\), Ward 6 \(Ross\).](#)
21. [ZON-20475 - REZONING RELATED TO GPA-20469 - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL - Request for a Rezoning TO ESTABLISH A G-O \(GAMING ENTERPRISE OVERLAY\) DISTRICT on 51.38 acres at the southeast corner of Oso Blanca Road and the Hualapai Way alignment \(APNs 125-06-002-003, 005, 006, 007, 125-07-101-001 and 002\), Ward 6 \(Ross\).](#)
22. [ZON-22351 - REZONING RELATED TO GPA-20469 AND ZON-20475 - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[PCD \(Planned](#)

Community Development) General Plan Designation], C-1 (LIMITED COMMERCIAL), AND C-2 (GENERAL COMMERCIAL) TO: T-D (TRADITIONAL DEVELOPMENT) on 7.27 acres at the southeast corner of Oso Blanca Road and the Hualapai Way alignment (APNs 125-06-002-005, 006, and 007), Ward 6 (Ross).

23. SUP-20478 - SPECIAL USE PERMIT RELATED TO GPA-20469, ZON-20475 AND ZON-22351 - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED NON-RESTRICTED GAMING FACILITY at the southeast corner of Oso Blanca Road and the Hualapai Way alignment, (APNs 125-06-002-003, 005, 006, 007, 125-07-101-001, and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: T-D (Traditional Development)], Ward 6 (Ross).
24. ABEYANCE - GPA-22268 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTORIA LIGOTTI - Request to Amend a portion of the Southwest Sector of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.49 acres at 6965 O'Bannon Drive (APN 163-03-804-001), Ward 1 (Tarkanian).
25. ABEYANCE - TABLED - RENOTIFICATION - ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), Ward 5 (Williams).
26. ABEYANCE - RENOTIFICATION - VAR-22389 - VARIANCE RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 54 FEET IS REQUIRED FOR AN EXISTING TWO-STORY ACCESSORY STRUCTURE on 0.58 acres at 715 Clarkway Drive (APN 139-28-301-020), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).
27. ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 AND VAR-22389 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams).
28. ABEYANCE - RENOTIFICATION - ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC. - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).
29. ABEYANCE - RENOTIFICATION - VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese). NOTE: THIS APPLICATION HAS BEEN AMENDED FROM SEVEN PARKING SPACES TO SIX PARKING SPACES AND FROM 3,218 SQUARE FEET TO 3,299 SQUARE FEET.
30. ABEYANCE - RENOTIFICATION - VAR-19609 - VARIANCE RELATED TO ZON-18923 AND VAR-18924 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese). NOTE: THIS ITEM HAS BEEN AMENDED FROM 3,218 SQUARE FEET TO 3,299 SQUARE FEET AND REMOVE THE VARIANCE REQUEST FOR A FRONT YARD

SETBACK.

31. ABEYANCE - RENOTIFICATION - SDR-18925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18923, VAR-18924 AND VAR-19609 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC. - Request for a Site Development Plan Review FOR A TWO-STORY, 3,218 SQUARE FOOT PROFESSIONAL OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FOUR FEET ON THE NORTH AND ZERO FEET ON SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese). NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 3,025 SQUARE FEET TO 3,299 SQUARE FEET.
32. ABEYANCE - VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
33. ABEYANCE - SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
34. ABEYANCE - VAR-22849 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL AND HEATHER BLONSKY - Request for a Variance TO ALLOW A 10 FOOT FRONT YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED FOR A DETACHED ACCESSORY STRUCTURE, CLASS II (SIDE LOADED GARAGE) on 0.29 acres at 2400 Karli Drive (APN 162-05-615-040), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
35. ABEYANCE - RQR-22126 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: POOLE-SANFORD LLC - Request for a Required Three Year Review of an approved Special Use Permit (U-0010-97) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3901 North Rancho Drive (APN: 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
36. ABEYANCE - SDR-22239 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC - Request for a Site Development Plan Review FOR A PROPOSED ONE-STORY 32,750 SQUARE-FOOT OFFICE DEVELOPMENT on 3.21 acres at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 6 (Ross).
37. MOD-22968 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CLIFFS EDGE, LLC - OWNER: CLIFFS EDGE, LLC, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: RSL (RESIDENTIAL SMALL LOT) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003); TO MODIFY SECTION 2.2 (TABLE 1 AND PLANNED LAND USE MAP) OF THE MASTER DEVELOPMENT PLAN; AND TO MODIFY EXHIBIT 2 OF SECTION 2 OF THE DESIGN GUIDELINES (APN Multiple), PD (Planned Development) Zone, Ward 6 (Ross).
38. ZON-23225 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: M (INDUSTRIAL) on 0.39 acres at 3100 South Valley View Boulevard (APN 162-08-410-001), Ward 1 (Tarkanian).
39. VAR-22867 - VARIANCE RELATED TO ZON-23225 - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 48 IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING MEDICAL OFFICE on 0.39 acres at 3100 South Valley

[View Boulevard \(APN 162-08-410-001\), C-1 \(Limited Commercial\) Zone \[PROPOSED: M \(Industrial\) Zone\], Ward 1 \(Tarkanian\).](#)

40. [SDR-21998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-23225 AND VAR-22867 - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Site Development Plan Review FOR A THREE STORY, 3,970 SQUARE FOOT ADDITION TO AN EXISTING TWO-STORY 6,000 SQUARE FOOT MEDICAL OFFICE WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG A 96 FOOT PORTION OF THE NORTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE on 0.39 acres at 3100 South Valley View Boulevard \(APN 162-08-410-001\), C-1 \(Limited Commercial\) Zone \[PROPOSED: M \(Industrial\) Zone\], Ward 1 \(Tarkanian\).](#)
41. [VAR-22924 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES VILLELLA - Request for a Variance TO ALLOW A 43-FOOT REAR YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 480 SQUARE FOOT ADDITION on 0.47 acres at 7413 Oak Grove Avenue \(APN 163-03-210-067\), R-PD2 \(Residential Planned Development - 2 Units Per Acre\) Zone, Ward 2 \(Wolfson\).](#)
42. [VAR-22985 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SY HOLDINGS I, LLC - Request for a Variance TO ALLOW EXISTING EXPOSED NEON TUBE TO BE 84 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS THE MINIMUM SETBACK REQUIRED on 2.9 acres at 4343 North Rancho Drive \(APN 138-02-701-004\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\).](#)
43. [VAR-23073 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JELENA L. KUNOVAC AND ZORAN BASARABA - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE NINE IS THE MINIMUM REQUIRED FOR A PROPOSED MEDICAL OFFICE DEVELOPMENT on 0.17 acres at 328 South Jones Boulevard \(APN 138-36-210-007\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\).](#)
44. [SDR-23072 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23073 - PUBLIC HEARING - APPLICANT/OWNER: JELENA L. KUNOVAC AND ZORAN BASARABA - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,716 SQUARE FOOT MEDICAL OFFICE AND A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW NO BUFFERS ON THE NORTH AND EAST PROPERTY LINES AND A ONE-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT-FOOT BUFFERS ARE THE MINIMUM REQUIRED on 0.17 acres at 328 South Jones Boulevard \(APN 138-36-210-007\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\).](#)
45. [VAR-23108 - VARIANCE - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: CAP II-FARM/DURANGO, LLC - Request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 14,028 SQUARE-FOOT GENERAL RETAIL STORE on 3.21 acres adjacent to the west side of El Capitan Way, approximately 260 feet north of Durango Drive \(APN 125-17-611-001\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\).](#)
46. [VAR-23109 - VARIANCE RELATED TO VAR-23108 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: CAP II-FARM/DURANGO, LLC - Request for a Variance TO ALLOW 71 PARKING SPACES WHERE 81 SPACES ARE THE MINIMUM REQUIRED FOR A PROPOSED 14,028 SQUARE-FOOT GENERAL RETAIL STORE on 3.21 acres adjacent to the east side of El Capitan Way, 260 feet north of Durango Drive \(APN 125-17-611-001\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\).](#)
47. [SUP-23111 - SPECIAL USE PERMIT RELATED TO VAR-23108 AND VAR-23109 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: CAP II-FARM/DURANGO, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE adjacent to the east side of El Capitan Way, approximately 260 feet north of Durango Drive \(APN 125-17-611-001\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\).](#)
48. [SDR-23107 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23108, VAR-23109 AND SUP-23111 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: CAP II-FARM/DURANGO, LLC -](#)

Request for a Site Development Plan Review FOR A PROPOSED 14,028 SQUARE-FOOT GENERAL RETAIL STORE AND A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE 8-FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.21 acres adjacent to the east side of El Capitan Way, approximately 260 feet north of Durango Drive (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

49. VAR-23125 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN HESS - Request for a Variance TO ALLOW A PROPOSED 15-FOOT HIGH ACCESSORY STRUCTURE, CLASS II (WORKSHOP) WHERE 13 FEET IS THE MAXIMUM ALLOWABLE HEIGHT AND TO ALLOW A 1,290 SQUARE FOOT ACCESSORY STRUCTURE WHERE 742 SQUARE FEET IS THE MAXIMUM FLOOR AREA ALLOWED on 0.46 acres at 4100 Roxanne Drive (APN 138-02-813-010), R-E (Residential Estates) Zone, Ward 6 (Ross).
50. VAR-23144 - VARIANCE - PUBLIC HEARING - APPLICANT: ARBY'S - OWNER: BECKER FAMILY TRUST - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED RESTAURANT (WITH DRIVE-THROUGH) on 0.46 acres at 315 South Decatur Boulevard (APN 139-31-201-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
51. SDR-20218 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23144 - PUBLIC HEARING - APPLICANT: ARBY'S - OWNER: BECKER FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 2,291 SQUARE FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A 90-FOOT PORTION OF THE EAST PROPERTY LINE, AND A FOUR FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.46 acres at 315 South Decatur Boulevard (APN 139-31-201-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
52. SUP-22852 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROWN CASTLE USA, INC. - OWNER: COUNTY OF CLARK - Request for a Special Use Permit FOR THE EXTENSION OF AN EXISTING 60-FOOT WIRELESS COMMUNICATION FACILITY (NON-STEALTH DESIGN) TO 80 FEET on the west side of Oso Blanca Road, approximately 1,175 feet south of Deer Springs Way (APN 125-21-301-004), C-1 (Limited Commercial) and U (Undeveloped) Zones [TC (Town Center) Land Use Designation], Ward 6 (Ross).
53. SUP-23093 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHADOW MOUNTAIN MASSAGE NV, LLC - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR A PROPOSED 3,270 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER OF THE HOURS OF OPERATION LIMITATION TO ALLOW BUSINESS HOURS FROM 8:00 A.M. TO 10:00 P.M. WHERE BUSINESS HOURS ARE RESTRICTED TO 8:00 A.M. TO 9:00 P.M.; A WAIVER OF THE 400-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENTS TO ALLOW A 67-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE AND A 30-FOOT DISTANCE SEPARATION FROM A CITY PARK; AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT at 6475 North Decatur Boulevard, Suite #'s 160 and 165 (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
54. SUP-23096 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: T-WHR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 902 and 916 East Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow).
55. SDR-23097 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-23096 - PUBLIC HEARING - APPLICANT/OWNER: T-WHR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 32-STORY MIXED-USE DEVELOPMENT INCLUDING 28,791 SQUARE FEET OF COMMERCIAL SPACE AND 537 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE DOWNTOWN CENTENNIAL BUILD-TO-LINE AND LOADING STANDARDS on 2.75 acres at 902 and 916 East Fremont Street (APNs 139-34-612-060 and 075), C-2 (General Commercial) Zone, Ward 5 (Barlow).
56. SDR-23115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY DEVELOPMENT - OWNER: MARGEL, LLC - Request for a Site Development Plan Review FOR A TWO-STORY, THREE BUILDING, 35,050 SQUARE-FOOT OFFICE COMPLEX on 3.97 acres at the northwest corner of Lake East Drive and Lake Sahara Drive (APN 163-08-513-004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

**DIRECTOR'S BUSINESS:**

57. TXT-23088 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.010 Table 2 to allow manufactured homes, qualifying for treatment as Single Family Detached dwellings, as a conditional use in the R-MH zone. In addition, amend the conditional use regulations for manufactured homes, qualifying for treatment as Single Family Detached dwellings, to remove condition 1a requiring a manufactured home to have been constructed or manufactured within the five years immediately preceding the date on which it is affixed to the residential lot. Also, discussion and possible action to amend Title 19.08.040 (C) Table 1 to allow a minimum front yard setback of 15 feet and a minimum rear yard setback of 10 feet in the R-MH zone.
  
58. 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