

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)
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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

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.

September 13, 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, 2nd 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 AUGUST 9, 2007](#)
5. [Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time](#)

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

6. [ANX-23477 - ANNEXATION - OWNER/APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - Petition to Annex property located on the east side of the Puli Road alignment 660 feet south of the Ann Road alignment, containing](#)

[approximately 5.00 acres \(APN 126-36-101-006\), 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. 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. [SUP-23436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAST SIDE PIZZA - OWNER: BOCA PARK MARKETPLACE LV, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN AN EXISTING RESTAURANT at 1000 South Rampart Boulevard, Suite #7 \(APN 138-32-412-018\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\).](#)
8. [SUP-23454 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARY FREE - OWNER: SCOTT G. MAHALICK - Request for a Special Use Permit FOR A BAILBOND SERVICE at 121 Gass Avenue \(APN 139-34-410-026\), R-4 \(High Density Residential\) Zone under Resolution of Intent to C-2 \(General Commercial\) Zone, Ward 3 \(Reese\).](#)
9. [SUP-23572 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AVIS RENT-A-CAR SYSTEMS, LLC - OWNER: SEARS, ROEBUCK AND CO - Request for a Special Use Permit TO ALLOW AUTOMOBILE RENTAL WITH A WAIVER TO STORE TEN VEHICLES WHERE FIVE IS THE MAXIMUM ALLOWED on 11.17 acres at 4000 Meadows Lane \(APN 139-31-510-015\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\).](#)
10. [SDR-23554 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: HUGH H. TOLOUI - Request for a Site Development Plan Review FOR A PROPOSED 11,000 SQUARE FOOT RETAIL DEVELOPMENT WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A TEN FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.36 acres at the northeast corner of Joann Way and Cheyenne Avenue \(APN 138-12-801-016\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\).](#)
11. [SDR-23592 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MERLIN T. MURPHY - Request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 11,141 SQUARE FOOT OFFICE BUILDING on 0.15 acres at the southwest corner of Sixth Street and Garces Avenue \(APN 139-34-410-187\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
12. [SNC-23574 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: CLIFFS EDGE, LLC - OWNER: PARDEE HOMES NEVADA, ET AL - Request for a Street Name Change FROM: LARRY MCBRYDE STREET TO: BRIGHTON VILLAGE STREET, between Dorrell Lane and Grinnell Avenue, Ward 6 \(Ross\).](#)

PUBLIC HEARING ITEMS

13. [ABEYANCE - GPA-22587 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NOELLE SOREL - OWNER: BISHOP ROBERT BURGESS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R \(RURAL DENSITY RESIDENTIAL\) TO: ML \(MEDIUM-LOW DENSITY RESIDENTIAL\) on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane \(APN 138-13-801-002\), Ward 5 \(Barlow\).](#)
14. [ABEYANCE - MOD-22882 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES V, LLC - Request for a Major Modification of the Town Center Land Use Map TO CHANGE THE LAND USE](#)

DESIGNATION FROM: ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER) TO: M-TC (MEDIUM RESIDENTIAL - TOWN CENTER) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), Ward 6 (Ross).

15. ABEYANCE - SDR-22877 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-22882 - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES V, LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 149-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), T-C (Town Center) Zone [PROPOSED: M-TC (Medium Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).
16. ABEYANCE - ZON-21702 - REZONING - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Ross).
17. ABEYANCE - VAR-21703 - VARIANCE RELATED TO ZON-21702 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 603 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 201-FOOT HIGH BUILDING on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
18. ABEYANCE - SUP-21704 - SPECIAL USE PERMIT RELATED TO ZON-21702 AND VAR-21703 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Special Use Permit FOR HIGH DENSITY (25+ DWELLING UNITS PER ACRE) - SINGLE USE on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APN 125-20-301-020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
19. ABEYANCE - SDR-21700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21702, VAR-21703 AND SUP-21704 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED MAXIMUM 12-STORY MIXED-USE DEVELOPMENT TO INCLUDE 444 RESIDENTIAL CONDOMINIUM UNITS, 439,200 SQUARE FEET OF OFFICE SPACE, 41,000 SQUARE FEET OF COMMERCIAL SPACE AND AN 11-STORY PARKING STRUCTURE, WITH WAIVERS TO ALLOW A BUILDING HEIGHT OF 12 STORIES IN THE URBAN ZONE WHERE A MAXIMUM HEIGHT OF SEVEN STORIES IS REQUIRED AND TO ALLOW NO BUILDING STEPBACK WHERE AN EIGHT FOOT STEPBACK ABOVE THREE STORIES IS REQUIRED on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
20. 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).
21. ABEYANCE - 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).
22. ABEYANCE - 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).

23. ABEYANCE - RENOTIFICATION - SDR-22205 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DON F. AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review TO ALLOW FOR 37,200 SQUARE FEET OF LIGHT MANUFACTURING, 40,000 SQUARE FEET OF LIGHT ASSEMBLY AND FABRICATION, 22,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR), AND 13,800 SQUARE FEET OF OFFICE SPACE WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST, WEST, AND SOUTH PROPERTY LINES on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard (APN 139-28-412-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 37,200 SQUARE FEET OF LIGHT MANUFACTURING TO 36,900 SQUARE FEET; 40,000 SQUARE FEET OF LIGHT ASSEMBLY TO 80,000 SQUARE FEET; AND 13,800 SQUARE FEET OF OFFICE TO 16,500 SQUARE FEET.
24. ZON-23579 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RAUL GIL - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.17 acres at 311 North 11th Street (APN 139-35-211-036), Ward 5 (Barlow).
25. VAR-23580 - VARIANCE RELATED TO ZON-23579 - PUBLIC HEARING - APPLICANT/OWNER: RAUL GIL - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED FOOD PROCESSING FACILITY on 0.34 acres at 305 and 311 North 11th Street (APNs 139-35-211-035 and 036), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).
26. VAR-23582 - VARIANCE RELATED TO ZON-23579 AND VAR-23580 - PUBLIC HEARING - APPLICANT/OWNER: RAUL GIL - Request for a Variance TO ALLOW A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 5,100 SQUARE-FOOT FOOD PROCESSING FACILITY on 0.34 acres at 305 and 311 North 11th Street (APNs 139-35-211-035 and 036), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).
27. SUP-23583 - SPECIAL USE PERMIT RELATED TO ZON-23579, VAR-23580 AND VAR-23582 - PUBLIC HEARING - APPLICANT/OWNER: RAUL GIL - Request for a Special Use Permit TO ALLOW A PROPOSED 5,100 SQUARE-FOOT FOOD PROCESSING FACILITY WITH A WAIVER OF THE RETAIL USE REQUIREMENT on 0.34 acres at 305 and 311 North 11th Street (APNs 139-35-211-035 and 036), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).
28. SDR-23577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-23579, VAR-23580, VAR-23582 AND SUP-23583 - PUBLIC HEARING - APPLICANT/OWNER: RAUL GIL - Request for a Site Development Plan Review FOR A PROPOSED TWO BUILDING, 5,100 TOTAL SQUARE-FOOT FOOD PROCESSING FACILITY WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, TO ALLOW NO LANDSCAPE BUFFER ALONG THE WEST AND NORTH PERIMETER AND TO ALLOW A SIX FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.34 acres at 305 and 311 North 11th Street (APNs 139-35-211-035 and 036), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).
29. VAR-23524 - VARIANCE - PUBLIC HEARING - APPLICANT: FF DEVELOPMENT, LP - OWNER: FAIRFIELD CENTENNIAL, LLC - Request for a Variance TO ALLOW A RETAINING WALL HEIGHT OF 12 FEET WHERE THE MAXIMUM RETAINING WALL HEIGHT IS SIX FEET ON THE NORTH, SOUTH AND EAST PROPERTY LINES, AND TO ALLOW A TOTAL HEIGHT OF 15.5 FEET WHERE THE MAXIMUM TOTAL HEIGHT OF RETAINING AND SCREENING WALLS IS 12 FEET FOR A PROPOSED 414-UNIT CONDOMINIUM DEVELOPMENT on 15.5 acres on the south side of Centennial Parkway, approximately 340 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), PD (Planned Development) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 6 (Ross).

30. [TMP-23525 - TENTATIVE MAP RELATED TO VAR-23524 - CENTENNIAL CONDOMINIUMS - PUBLIC HEARING - APPLICANT: FF DEVELOPMENT, LP - OWNER: FAIRFIELD CENTENNIAL, LLC - Request for a Tentative Map FOR A 414-UNIT CONDOMINIUM SUBDIVISION on 15.5 acres on the south side of Centennial Parkway, approximately 340 feet east of Puli Road \(APNs 126-25-101-001, 002, and 005\), PD \(Planned Development\) Zone under Resolution of Intent to R-4 \(High Density Residential\) Zone, Ward 6 \(Ross\).](#)
31. [VAR-23547 - VARIANCE - PUBLIC HEARING - APPLICANT: JAY DAPPER - OWNER: 2301 EAST SAHARA LLC - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 63 SPACES ARE REQUIRED on 0.71 acres at 2301 East Sahara Avenue \(APN 162-01-401-010\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
32. [SDR-23545 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23547 - PUBLIC HEARING - APPLICANT: JAY DAPPER - OWNER: 2301 EAST SAHARA LLC - Request for a Site Development Plan Review FOR A PROPOSED 6,170 SQUARE FOOT RETAIL ESTABLISHMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, A FOUR-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 0.71 acres at 2301 East Sahara Avenue \(APN 162-01-401-010\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
33. [VAR-23585 - VARIANCE - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: PECOS PARTNERS LLC - Request for a Variance TO ALLOW A 50-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 73 FEET IS THE MINIMUM REQUIRED on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
34. [VAR-23588 - VARIANCE RELATED TO VAR-23585 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: PECOS PARTNERS LLC - Request for a Variance TO ALLOW 71 PARKING SPACES WHERE 81 SPACES IS THE MINIMUM REQUIRED on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
35. [SUP-23593 - SPECIAL USE PERMIT RELATED TO VAR-23585 AND VAR-23588 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: PECOS PARTNERS LLC - Request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
36. [SDR-23581 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23585, VAR-23588 AND SUP-23593 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: PECOS PARTNERS LLC - Request for a Site Development Plan Review FOR A PROPOSED 14,028 SQUARE FOOT GENERAL RETAIL STORE WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 2.57 acres adjacent to the south side of Owens Avenue, approximately 295 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\).](#)
37. [VAR-24021 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARKWAY CENTER, LLC - Request for a Variance TO ALLOW AN OFF-PREMISE \(BILLBOARD\) SIGN WITH DIGITAL DISPLAY TO BE ERRECTED 45 FEET ABOVE THE ELEVATION OF THE ORAN K. GRAGSON FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM HEIGHT ALLOWED on 2.55 acres at the northeast corner of City Parkway and Grand Central Parkway \(APN 139-27-410-008\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\).](#)
38. [SUP-23330 - SPECIAL USE PERMIT RELATED TO VAR-24021 - PUBLIC HEARING - APPLICANT/OWNER: PARKWAY CENTER, LLC - Request for a Major Amendment to an approved Special Use Permit \(SUP-5877\) TO ALLOW A PROPOSED 71-FOOT TALL, 30-FOOT BY 22-FOOT OFF-PREMISE \(BILLBOARD\) SIGN WITH DIGITAL DISPLAY at the northeast corner of City Parkway and Grand Central Parkway \(APN 139-27-410-008\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\).](#)
39. [WVR-23568 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP - Request for a Waiver to Title 18.12.160 TO ALLOW AN INTERNAL INTERSECTION OFFSET OF 84 FEET WHERE 125 FEET IS REQUIRED](#)

adjacent to the northwest corner of Elkhorn Road and Shaumber Road (APNs 126-13-410-010; 126-13-411-001 through 016; 126-13-411-018; 126-13-413-001 through 113), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

40. VAC-23569 - VACATION RELATED TO WVR-23568 - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP - Petition to Vacate PUBLIC SEWER AND DRAINAGE EASEMENTS generally located in portions of an existing residential subdivision adjacent to the northwest corner of Elkhorn Road and Shaumber Road, Ward 6 (Ross).
41. TMP-23567 - TENTATIVE MAP RELATED TO WVR-23568 AND VAC-23569 - FRANKLIN PARK AT PROVIDENCE AMENDED - PUBLIC HEARING - APPLICANT/OWNER: COLEMAN-TOLL, LP - Request for a Tentative Map FOR A 199-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 33.2 acres adjacent to the northwest corner of Elkhorn Road and Shaumber Road (APNs 126-13-410-010; 126-13-411-015; 126-13-413-001 through 103; and 126-13-413-111 through 113), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
42. VAR-23427 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CAROLE WEDDLE - Request for a Variance TO ALLOW A SIX-FOOT SETBACK FOR A PROPOSED CARPORT AND A 12-FOOT SETBACK FOR A PROPOSED PATIO COVER WHERE A 20-FOOT FRONT YARD SETBACK IS THE MINIMUM REQUIRED on 0.13 acres at 309 Wisteria Avenue (APN 138-36-213-001), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
43. VAR-23561 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD PERDUE - Request for a Variance TO ALLOW A PROPOSED 18.1-FOOT HIGH ACCESSORY STRUCTURE, CLASS II (GARAGE) WHERE 14.2 FEET IS THE MAXIMUM ALLOWABLE HEIGHT on 1.07 acres at 4121 Bradley Road (APN 138-01-403-005), R-E (Residence Estates) Zone, Ward 6 (Ross).
44. VAR-23575 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EBENEZER CHURCH OF GOD IN CHRIST - Request for a Variance TO ALLOW A FREESTANDING INSTITUTIONAL SIGN TO BE 10.75 FEET HIGH WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED; TO ALLOW THE SIGN AREA TO BE 129 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA PERMITTED; AND TO INCLUDE AN ELECTRONIC MESSAGE UNIT WHERE NO SUCH ILLUMINATION TYPE IS PERMITTED FOR AN EXISTING CHURCH/HOUSE OF WORSHIP on 1.11 acres at 1072 West Bartlett Avenue (APN 139-21-501-003), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow).
45. SUP-23296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJ STORES LLC - OWNERS: LA FERIA LLC - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW A 316-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED, A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIAL USES WHERE 200 FEET IS REQUIRED, AND A WAIVER OF THE SQUARE FOOTAGE REQUIREMENT TO ALLOW A 940 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 3851 Pennwood Avenue, Suites B1 and B2 (APN 162-07-702-018), M (Industrial) Zone, Ward 1 (Tarkanian).
46. SUP-23331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAIL FOR YOU, INC. - OWNER: SAHARA DURANGO LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS THE MINIMUM SEPARATION REQUIRED, TO ALLOW A DISTANCE SEPARATION OF 100 FEET FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN USE WHERE 1,000 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW A 565 SQUARE FOOT ESTABLISHMENT WHERE 1,500 SQUARE FEET IS THE MINIMUM FLOOR AREA REQUIRED at 8635 West Sahara Avenue (APN 163-08-510-009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
47. SUP-23422 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STREETS OF NEW YORK - OWNER: VILLAGE OF CENTENNIAL SPRINGS PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED RESTAURANT AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 372 FEET FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 7570 Norman Rockwell Lane (APN 125-17-712-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

48. [SUP-23485 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TORRE ROMERO - OWNER: BRIO'S PIZZERIA, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK WITH WAIVERS TO ALLOW A 120 SQUARE FOOT BUILDING WHERE 400 SQUARE FEET IS REQUIRED AND TO ALLOW NO STACKING LANE WHERE A STACKING LANE FOR THREE CARS IS REQUIRED at 4211 West Sahara Avenue, Unit G \(APN 162-07-510-007\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\).](#)
49. [SUP-23515 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRAGGI GALAN - Request for a Special Use Permit FOR A PROPOSED GROUP RESIDENTIAL CARE FACILITY WITH A WAIVER TO ALLOW AN APPROXIMATELY 1,060-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 3508 Chad Circle \(APN 140-30-110-018\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\).](#)
50. [SUP-23559 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GEORGE R AND LORI M COLE - Request for a Special Use Permit FOR A PROPOSED HORSE CORRAL OR STABLE \(COMMERCIAL\) situated on 1.2 acres at 5701 Mello Avenue \(APN 125-24-302-007\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\).](#)
51. [SDR-23323 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CW GROUP - OWNER: TOROS YERANOSIAN - Request for a Site Development Plan Review FOR A PROPOSED 29,851 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.0 acres at 4600 North Rancho Drive \(APN 138-02-102-004\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\).](#)
52. [SDR-23483 - SITE DEVELOPMENT PLAN REVIEW - - PUBLIC HEARING - APPLICANT: GREENSTREET PROPERTIES LLC - OWNER: OLYMPIA GROUP LLC - Request for a Site Development Plan Review FOR A PROPOSED 110,773 SQUARE FOOT COMMERCIAL CENTER on 11.21 acres at the intersection of Oso Blanca Road and Severence Lane \(APNs 125-17-301-006 and 125-17-210-448\), T-C \(Town Center\) Zone \[GC-TC \(General Commercial - Town Center\) Special Land Use Designation and SX-TC \(Suburban Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\).](#)
53. [SDR-23606 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WMCV II ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 2,495,091 SQUARE FOOT COMMERCIAL CENTER WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARD TO ALLOW A 206-FOOT FRONT SETBACK AND THE EXPANSION OF AN APPROVED PARKING GARAGE on 19.18 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive AND A 2,306 SPACE TEMPORARY PARKING LOT on 18.11 acres adjacent to the northwest corner of Grand Central Parkway and Discovery Drive \(APNs 139-33-610-022, 139-27-410-005, 139-33-511-004, and 139-33-511-007\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\).](#)

DIRECTOR'S BUSINESS:

54. [TXT-23597 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 to provide standards for Off-Premise Signs.](#)
55. [TXT-23848 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.060 to allow the Planning Commission action to be Final Action for Special Use Permits.](#)
56. [TXT-23876 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 and Title 19.20 to revise standards for child care and adult day care facilities.](#)

CITIZENS PARTICIPATION:

57. [CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

