

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

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 27, 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 23, 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. [TMP-22178 - TENTATIVE MAP - WILLOWS AT LONE MOUNTAIN - APPLICANT/OWNER: HOWE ARDEN BUSINESS PARK, LLC - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM SUBDIVISION on 4.57 acres at](#)

3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Brown)

7. TMP-22179 - TENTATIVE MAP - WILLOWS AT LONE MOUNTAIN WEST - APPLICANT/OWNER: WILLOWS AT LONE MOUNTAIN WEST, LLC - Request for a Tentative Map FOR A 98-LOT CONDOMINIUM SUBDIVISION on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)
8. ANX-23635 - ANNEXATION - OWNER/APPLICANT: SCOTT ASHJIAN - Petition to Annex property at 4505 Balsam Street (APN 138-03-602-008), containing approximately 0.62 acres, Ward 4 (Brown)
9. ANX-23637 - ANNEXATION - OWNER/APPLICANT: JOSE R. PINEDA - Petition to annex property at 4633 Balsam Street (APN 138-03-510-029), containing approximately 0.79 acres, Ward 4 (Brown)
10. ANX-23639 - ANNEXATION - OWNER/APPLICANT: SCOTT ASHJIAN - Petition to annex property at 4515 Balsam Street (APN 138-03-602-007), containing approximately 0.61 acres, Ward 4 (Brown)

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

11. ANX-23103 - ANNEXATION - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC, ET AL - Petition to Annex property generally located south of Moccasin Road and west of Mainwal Way (APN Multiple), containing approximately 367 acres of land, Ward 6 (Ross)
12. MSP-23921 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: HYUNJA KING - OWNER: WATKINS INVESTMENTS, LP - Request for a Master Sign Plan FOR AN EXISTING SWAP MEET on 4.24 acres at 4821 West Craig Road (APN 138-01-712-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
13. RQR-23936 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RANCHO STATION, LLC - Required Five Year Review on an approved Special Use Permit (U-0036-87) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1999 North Rancho Drive (APN 139-19-703-005), C-2 (General Commercial) Zone, Ward 5 (Barlow)
14. SUP-23886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA POWER - OWNER: UNITED STATES OF AMERICA - Request for a Special Use Permit FOR A PROPOSED ELECTRIC UTILITY SUBSTATION approximately 370 feet east of the corner of Hualapai Way and Darling Road (APN 125-19-401-003), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 6 (Ross)
15. SDR-22509 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-23886 - PUBLIC HEARING - APPLICANT: NEVADA POWER - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION on 15.25 acres approximately 370 feet east of the corner of Hualapai Way and Darling Road (APN 125-19-401-003), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] and U

(Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 6 (Ross)

16. SDR-23883 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Major Amendment to an approved Site Development Plan Review (SDR-17748) FOR A PROPOSED FOUR-STORY, 50-UNIT SINGLE ROOM OCCUPANCY AFFORDABLE HOUSING DEVELOPMENT AND A WAIVER OF RESIDENTIAL ADJACENCY HEIGHT AND SETBACK REQUIREMENTS on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic) Zone under Resolution of Intent to R-5 (Apartment) Zone, Ward 5 (Barlow)
17. SDR-23906 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 10,241 SQUARE-FOOT, THREE-STORY OFFICE DEVELOPMENT AND PARKING GARAGE on 0.16 acres at 521 South Third Street (APN 139-34-311-092), C-2 (General Commercial) Zone, Ward 3 (Reese)
18. SDR-23949 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: UNITED STATES OF AMERICA - Request for a Site Development Plan Review FOR A PROPOSED 10,738 SQUARE-FOOT FIRE STATION WITH WAIVERS OF TOWN CENTER STREETSCAPE STANDARDS on 7.72 acres adjacent to the east side of Fort Apache Road, approximately 292 feet north of Fort Apache Road and Elkhorn Road (APN 125-17-401-007) T-C (Town Center) Zone [PF-TC (Public Facilities) Town Center Land Use Designation], Ward 6 (Ross)

PUBLIC HEARING ITEMS

19. 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)
20. ABEYANCE - RENOTIFICATION - GPA-22587 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NOELLE SORELL - 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)
21. ZON-23373 - REZONING RELATED TO GPA-22587 - PUBLIC HEARING - APPLICANT: NOELLE SORELL - OWNER: ST THOMAS CATHOLIC CHURCH - Request for a Rezoning FROM: U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL) General Plan Designation] TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane (APN 138-13-801-002), Ward 5 (Barlow)
22. VAR-23661 - VARIANCE RELATED TO GPA-22587 AND ZON-23373 - PUBLIC HEARING - APPLICANT: NOELLE SORELL - OWNER: ST THOMAS CATHOLIC CHURCH - Request for a Variance TO ALLOW AN R-PD DEVELOPMENT TO BE 2.49 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 5 (Barlow)
23. SDR-23377 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-22587, ZON-23373 AND VAR-23661 - PUBLIC HEARING - APPLICANT: NOELLE SORELL - OWNER: ST THOMAS CATHOLIC CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 5 (Barlow)

24. [ABEYANCE - 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 \(Ross\)](#)
25. [ABEYANCE - 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 \(Ross\)](#)
26. [ABEYANCE - 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 \(Ross\)](#)
27. [ABEYANCE - 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 \(Ross\)](#)
28. [ABEYANCE - 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 \(Reese\)](#)
29. [ABEYANCE - 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 \(Reese\)](#)
30. [ABEYANCE - 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 \(Ross\)](#)
31. [ZON-23672 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GLADYS FLORES - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: P-R \(PROFESSIONAL OFFICE AND PARKING\) on 0.15 acres at 1650 South Eastern Avenue \(APN 162-02-713-001\), Ward 3 \(Reese\)](#)
32. [VAR-23673 - VARIANCE RELATED TO ZON-23672 - PUBLIC HEARING - APPLICANT/OWNER: GLADYS FLORES - Request for a Variance TO ALLOW TWO PARKING SPACES WHERE SIX SPACES ARE REQUIRED FOR A PROPOSED PROFESSIONAL OFFICE CONVERSION on 0.15 acres at 1650 South Eastern Avenue \(APN 162-02-713-001\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)

33. [VAR-23674 - VARIANCE RELATED TO ZON-23672 AND VAR-23673 - PUBLIC HEARING - APPLICANT/OWNER: GLADYS FLORES - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 25 FEET WHERE 48 FEET ARE REQUIRED FOR A PROPOSED CONVERSION OF AN EXISTING TWO-STORY RESIDENCE TO PROFESSIONAL OFFICE on 0.15 acres at 1650 South Eastern Avenue \(APN 162-02-713-001\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)
34. [SDR-23671 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-23672, VAR-23673, AND VAR-23674 - PUBLIC HEARING - APPLICANT/OWNER: GLADYS FLORES - Request for a Site Development Plan Review FOR THE CONVERSION OF A TWO-STORY, 1,660 SQUARE-FOOT RESIDENCE TO PROFESSIONAL OFFICE WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG A 22-FOOT PORTION OF THE FRONT PROPERTY LINE AND TO ALLOW A 14-FOOT WIDE LANDSCAPE BUFFER ALONG A 65-FOOT PORTION OF THE WEST PROPERTY LINE WHERE A 15-FOOT WIDE BUFFER IS REQUIRED on 0.15 acres at 1650 South Eastern Avenue \(APN 162-02-713-001\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)
35. [VAR-23598 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONNA DELACRUZ - Request for a Variance TO ALLOW A PROPOSED 2,790 SQUARE FOOT ACCESSORY STRUCTURE, CLASS I \(HABITABLE\), WHERE 528 SQUARE FEET \(50 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL DWELLING\) IS THE MAXIMUM ALLOWED at 5413 Hickam Avenue \(APN 138-01-303-003\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
36. [SUP-23596 - SPECIAL USE PERMIT RELATED TO VAR-23598 - PUBLIC HEARING - APPLICANT/OWNER: DONNA DELACRUZ - Request for a Special Use Permit FOR A PROPOSED 2,790 SQUARE FOOT ACCESSORY STRUCTURE, CLASS I \(HABITABLE\) at 5413 Hickam Avenue \(APN 138-01-303-003\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
37. [VAR-23601 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BECKER AND SONS, LLC - Request for a Variance TO ALLOW A DIRECTORY SIGN FACE AREA OF 48 SQUARE FEET WHERE 24 SQUARE FEET IS ALLOWED AND A HEIGHT OF NINE FEET WHERE SIX FEET IS ALLOWED on 4.80 acres at 3065 North Rancho Drive \(APN 138-13-512-008\), C-M \(Commercial/Industrial\) Zone, Ward 5 \(Barlow\)](#)
38. [WVR-23813 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC. - OWNER: CITY OF LAS VEGAS - Request for a Waiver of the Town Center Development Standards TO ALLOW EXISTING NON-STANDARD STREETLIGHTS FOR AN APPROVED 70-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 12.11 acres at the northwest corner of Cimarron Road and Deer Springs Way \(APNs multiple\), T-C \(Town Center\) Zone \[SX-TC \(Suburban Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
39. [RQR-23916 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: GENERAL MILLS RESTAURANTS, INC. - Required Two Year Review of an approved Special Use Permit \(U-0185-89\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN at 1361 South Decatur Boulevard \(APN 162-06-211-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
40. [SUP-23864 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REBECCA & DEAN MALLET - Request for a Special Use Permit FOR A PROPOSED CHILD CARE - GROUP HOME \(7-12 CHILDREN\) AND A WAIVER TO ALLOW A CHILD CARE FACILITY ON A STREET GREATER THAN 60 FEET IN WIDTH, at 5704 Alta Drive \(APN 138-36-222-017\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\)](#)
41. [SUP-23922 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CAYLIX FINE DINING - OWNER: PK II SAHARA PAVILION NORTH LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 4760 West Sahara Avenue, Suite #25 \(APN 162-06-402-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
42. [SUP-23924 - SPECIAL USE PERMIT RELATED TO SUP-23922 - PUBLIC HEARING - APPLICANT: CAYLIX FINE DINING - OWNER: PK II SAHARA PAVILION NORTH LLC - Request for a Special Use Permit FOR GENERAL BUSINESS-RELATED GAMING IN CONJUNCTION WITH A PROPOSED SUPPER CLUB at 4760 West Sahara Avenue, Suite #13 \(APN 162-06-402-001\), C-1\(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
43. [SDR-23931 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC PARK AND PARKING LOT within the Boulder Avenue Right-of-Way between First Street and Main Street \(a portion of APN 139-33-899-003\), Ward 3 \(Reese\)](#)

DIRECTOR'S BUSINESS:

44. TXT-23984 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 6.40 and Title 19.04 to revise the Special Use Permit requirements for General Business-Related Gaming uses, All Wards
45. TXT-23991 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Union Park Design Standards Manual. Also, discussion and possible action to adopt the Union Park Streetscape Design Standards, All Wards
46. TXT-24007 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 to allow distance-separation waivers for Liquor Establishment (Tavern) uses in the Parkway Center District, All Wards

CITIZENS PARTICIPATION:

47. 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