

**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.

**October 25, 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 SEPTEMBER 27, 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-23570 - TENTATIVE MAP - TROPICAL & JONES - APPLICANT: TANEY ENGINEERING - OWNER: WILLIAM LYON HOMES, INC. - Request for a Tentative Map FOR A 49-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on](#)

14.29 acres adjacent to the west side of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue (APNs 125-26-707-002, 005, 125-26-704-001, 002, and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], and R-E (Residence Estates) Zones under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)

7. TMP-24273 - TENTATIVE MAP - FALCON CREST UNIT 1 - APPLICANT: ENGLE HOMES - OWNER: TOUSA HOMES, INC. - Request for a Tentative Map FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.86 acres at the northwest corner of Deer Springs Way and Bradley Road (APN 125-24-203-022), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross)
8. TMP-24275 - TENTATIVE MAP - FALCON CREST UNIT 3 - APPLICANT: ENGLE HOMES - OWNER: TOUSA HOMES, INC. - Request for a Tentative Map FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.58 acres at the northwest corner of Jo Marcy Drive and Jones Boulevard (APNs 125-14-504-006 through 008), R-E (Residential Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross)
9. TMP-24300 - TENTATIVE MAP - P82T ALTA/HUALAPAI - APPLICANT/OWNER: PECCOLE PROFESSIONAL PARK, LLC - Request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.6 acres at the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
10. TMP-24461 - TENTATIVE MAP - DAY DAWN RIDGE II - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES - Request for a Tentative Map FOR A 19-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.36 acres at the southeast corner of Hualapai Way and Dorrell Lane (APNs 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 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. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.**

11. ABEYANCE - SDR-24262 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GUILLERMO AND REINA ARELLANO - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,400 SQUARE FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE on 0.16 acres at 10 Sacramento Drive (APN 140-31-817-033), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 3 (Reese)
12. GPA-24441 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street (APN 139-27-502-003), Ward 5 (Barlow)
13. ZON-24442 - REZONING RELATED TO GPA-24441 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: R-5 (APARTMENT) on 4.86 acres on the south side of Owens Avenue, approximately 840 feet west of Main Street (APN 139-27-502-003), Ward 5 (Barlow)

14. [GPA-24534 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: UNITED STATES OF AMERICA - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: L \(LOW DENSITY RESIDENTIAL\) TO: PF \(PUBLIC FACILITIES\) on 8.80 acres at the northwest corner of Fort Apache Road and Centennial Parkway \(APN 125-19-802-006\), Ward 6 \(Ross\)](#)
15. [ZON-24536 - REZONING RELATED TO GPA-24534 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: UNITED STATES OF AMERICA - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[L \(LOW DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION\] TO: C-V \(CIVIC\) on 8.80 acres at the northwest corner of Fort Apache Road and Centennial Parkway \(APN 125-19-802-006\), Ward 6 \(Ross\)](#)
16. [RQR-24331 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Two Year Review of an Approved Special Use Permit \(U-104 -02\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN at 1501 Western Avenue \(APN 162-04-605-005\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\)](#)
17. [RQR-24404 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA LIMITED PARTNERSHIP - Required One Year Review of an approved Special Use Permit \(SUP-3061\) WHICH ALLOWED A 40 FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN at 1571 North Decatur Boulevard \(APN 138-25-503-003\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
18. [SUP-24525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MJ CHRISTENSEN JEWELERS, LLC - OWNER: MJ CHRISTENSEN JEWELERS HOLDINGS, LLC - Request for a Special Use Permit FOR A SECOND HAND DEALER USE IN AN EXISTING JEWELRY STORE, NEW at 8980 West Charleston Boulevard \(APN 138-32-412-023\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)
19. [VAC-24407 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Petition to Vacate an existing 30-foot wide portion of right-of-way on the west side of Tonopah Drive and a 10-foot wide portion of right-of-way on the south side of Mesquite Avenue generally located east of Rancho Drive, Ward 5 \(Barlow\)](#)
20. [SDR-24452 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PUBLIC PARK on 10 acres at the southwest corner of Iron Mountain Road and Fort Apache Road \(APN 125-07-501-004\), C-V \(Civic\) Zone, Ward 6 \(Ross\)](#)

**PUBLIC HEARING ITEMS:**

21. [ABEYANCE - GPA-24203 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Public Buildings Element and revise the 2020 Master Plan](#)
22. [ABEYANCE - GPA-24206 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Parks Element and revise the 2020 Master Plan](#)
23. [ABEYANCE - GPA-24210 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: DR \(DESERT RURAL DENSITY RESIDENTIAL\) AND L \(LOW DENSITY RESIDENTIAL\) TO: GC \(GENERAL COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)

24. [ABEYANCE - ZON-24209 - REZONING RELATED TO GPA-24210 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-2 \(GENERAL COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
25. [ABEYANCE - SDR-24211 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24210 AND ZON-24209 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 17,004 SQUARE FOOT BUILDING MAINTENANCE SERVICE AND SALES FACILITY on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
26. [ABEYANCE - GPA-24236- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Transit Element and revise the 2020 Master Plan](#)
27. [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 \(Reese\)](#)
28. [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 \(Reese\)](#)
29. [ABEYANCE - 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 \(Ross\) NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A VARIANCE TO ALSO ALLOW THE ACCESSORY STRUCTURE TO BE 18 FEET IN HEIGHT WHERE 14 FEET IS THE MAXIMUM HEIGHT ALLOWED](#)
30. [ABEYANCE - 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 \(Ross\)](#)
31. [ABEYANCE - SUP-24243 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GONZALO AUSQUI - OWNER: ECT HOLDING, LLC - Request for a Special Use Permit TO ALLOW FOR BEER/WINE/COOLER OFF-SALE AT A PROPOSED GENERAL RETAIL STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION FROM A CITY PARK OF APPROXIMATELY 150 FEET WHERE 400 FEET IS REQUIRED at the southeast corner of Charleston Boulevard and Maryland Parkway \(APN 162-02-110-014\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
32. [GPA-24477 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: L \(LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way \(APNs 138-24-305-001 and 003\), Ward 5 \(Barlow\)](#)
33. [ZON-24478 - REZONING RELATED TO GPA-24477 - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) under Resolution of Intent to R-PD4 \(RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE\) TO: C-1 \(LIMITED COMMERCIAL\) on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way \(APNs 138-24-305-001 and 003\), Ward 5 \(Barlow\)](#)
34. [SDR-24479 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24477 AND ZON-24478 - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL VILLAGE, LLC - Request for a Site Development Plan Review FOR 15,400 SQUARE](#)

FOOT, SINGLE STORY GENERAL RETAIL DEVELOPMENT WITH A WAIVER TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A 15-FOOT PORTION OF THE SOUTHERN PERIMETER WHERE A TEN-FOOT WIDE BUFFER IS REQUIRED AND A TEN-FOOT WIDE LANDSCAPE BUFFER ALONG A 20-FOOT PORTION OF THE EASTERN PERIMETER WHERE A 15-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1.96 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Barlow)

35. GPA-24484 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
36. GPA-24489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive (APN 139-19-705-001), Ward 5 (Barlow)
37. ZON-24491 - RELATED TO GPA-24489 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive (APN 139-19-705-001), Ward 5 (Barlow)
38. SUP-24884 - SPECIAL USE PERMIT RELATED TO GPA-24489 AND ZON-24491 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC - Request for a Special Use Permit FOR MULTIPLE 41-FOOT TALL BUILDINGS IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT WHERE THE HEIGHT LIMITATION IS 35 FEET at the southeast corner of Coran Lane and Rancho Drive (APN 139-19-705-001), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow)
39. SDR-24490 - RELATED TO GPA-24489, ZON-24491, AND SUP-24884 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC - Request for a Site Development Plan Review FOR A 552-UNIT, TWO-STORY, 23 BUILDING APARTMENT COMPLEX on 24.14 acres at the southeast corner of Coran Lane and Rancho Drive (APN 139-19-705-001), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow)
40. VAR-24346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JO WADE CORPORATION - Request for a Variance TO ALLOW A PROPOSED MONUMENT SIGN TO BE 75 FEET FROM AN EXISTING FREESTANDING SIGN WHERE 100 FEET IS THE REQUIRED MINIMUM SEPARATION DISTANCE on 0.58 acres at 3862 West Sahara Avenue (APN 162-06-813-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
41. VAR-24502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND CENTENNIAL, LLC - Request for a Variance TO ALLOW 102 PARKING SPACES WHERE 128 IS THE MINIMUM REQUIRED on 1.97 acres at the northwest corner of Centennial Parkway and Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
42. SUP-23086 - SPECIAL USE PERMIT RELATED TO VAR-24502 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO AND CENTENNIAL, LLC - Request for a Special Use Permit FOR A PROPOSED 313 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN A 4,062 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 350 FEET TO A RESIDENTIAL ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 6461 North Durango Drive, Suite #'s 110 through 140 (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
43. VAR-24516 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MONTICELLO PROVIDENCE, INC. - Request for a Variance TO ALLOW A FIVE-FOOT LIVING AREA SETBACK WHERE EIGHT FEET IS REQUIRED on 0.06 acres at 6736 Valcour Street (APN 126-24-315-010), PD (Planned Development) Zone [Residential Small Lot Cliff's Edge Special Land Use Designation], Ward 6 (Ross)
44. VAR-24532 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STAR INVESTMENT, LLC - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 16 SPACES IS THE MINIMUM REQUIRED on 0.24 acres at 910 East Sahara Avenue (APN 162-03-801-090), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

45. [VAR-24872 - VARIANCE RELATED TO VAR-24532 - PUBLIC HEARING - APPLICANT/OWNER: STAR INVESTMENT, LLC - Request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.24 acres at 910 East Sahara Avenue \(APN 162-03-801-090\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
46. [SDR-24531 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-24532 AND VAR-24872 - PUBLIC HEARING - APPLICANT/OWNER: STAR INVESTMENT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 684 SQUARE-FOOT ADDITION TO AN EXISTING 4,874 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPING on 0.24 acres at 910 East Sahara Avenue \(APN 162-03-801-090\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
47. [VAR-24561 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOPEZ FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED 2,160 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II \(GARAGE\) WHERE 1,534 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A HEIGHT OF 21 FEET WHERE 17 FEET IS THE MAXIMUM ALLOWED at 7800 West Rosada Way \(APN 125-33-702-016\), R-E \(Residence Estates\) Zone, Ward 4 \(Brown\)](#)
48. [RQR-24332 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: BARTSAS MARY 1, L L C - Request for a Required One Year Review of an approved Special Use Permit \(U-0260-94\) FOR A 40-FOOT TALL 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING \(BILLBOARD\) SIGN at 3201 North Rancho Drive \(APN 138-12-801-011\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
49. [SUP-24305 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GLOBAL TOWER PARTNERS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY \(STEALTH DESIGN\) WITH A WAIVER TO ALLOW A 250-FOOT DISTANCE SEPARATION FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS THE MINIMUM SEPARATION REQUIRED at 8414 Farm Road \(APN 125-17-610-008\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
50. [SUP-24482 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAIG MCCALL - OWNERS: WILLIAM A. WALDMAN, ET AL - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 544 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 212 South Las Vegas Boulevard \(APN 139-34-610-024\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
51. [SUP-24493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: KHJ PROPERTY HOLDINGS, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH SERVICE BAR at 2025 Village Center Circle \(APN 138-19-812-017\), P-C \(Planned Community\) Zone, Ward 2 \(Wolfson\)](#)
52. [SUP-24513 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ICONIUM CORPORATION, LLC - Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 1311 South Casino Center Boulevard \(APN 162-03-110-056\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
53. [SUP-24529 - SPECIAL USE PERMIT- PUBLIC HEARING - APPLICANT: VICTOR PERILLO - OWNER: 750 FREEMONT, LLC - Request for a Special Use Permit FOR A TAVERN-LIMITED ESTABLISHMENT at 760 Fremont Avenue \(APN 139-34-612-019\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
54. [SDR-24527 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-24529 - PUBLIC HEARING - APPLICANT: VICTOR PERILLO - OWNER: 750 FREEMONT, LLC - Request for a Site Development Plan Review FOR A 43,000 SQUARE FOOT TAVERN, WITH NIGHT CLUB AND BANQUET FACILITY on 0.64 acres at 760 Fremont Avenue \(APN 139-34-612-019\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
55. [SUP-24533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OLENA GOLOSNA - OWNER: WEST SAHARA ASSOCIATES - Request for a Special Use Permit FOR A SECONDHAND DEALER at 6338 West Sahara Avenue \(APN 163-02-816-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)

**CITIZENS PARTICIPATION:**

56. 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