

**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**

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**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.

**November 29, 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. [MINUTES](#)
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. [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)

7. ABEYANCE - ANX-24792 - ANNEXATION - APPLICANT/OWNER: DAVIDSON HOWARD REVOCABLE TRUST - Petition to annex property located on the east side of Sycamore Trail, approximately 330 feet south of the Coran Lane alignment containing approximately 0.52 acres (APN 139-19-703-006 and 031), Ward 5 (Barlow)
8. TMP-25055 - TENTATIVE MAP - DECATUR & TROPICAL - APPLICANT: THE EQUITY GROUP - OWNER: DECATUR III, LLC, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-501-010, 125-25-601-022, and 125-25-601-023), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross)
9. TMP-25075 - TENTATIVE MAP - CAROLINE'S COURT - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
10. ANX-24899 - ANNEXATION - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Petition to Annex property located approximately 340 feet west of North Apache Road and north of West Centennial Parkway, containing approximately 5 acres (APN 125-19-802-013), 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. TABLED - RENOTIFICATION - SDR-21245- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY - Request for a Site Development Plan Review FOR A PROPOSED 67 SPACE PARKING LOT on 0.74 acres at 225 East Bridger Avenue (APN 139-34-210-061), C-2 (General Commercial) Zone, Ward 3 (Reese)
12. VAR-25064 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LILLY B GUERRERO - Request for a Variance TO CREATE FOUR 56-FOOT WIDE LOTS WHERE 65-FOOT WIDE LOTS ARE THE MINIMUM REQUIRED on 0.73 acres, adjacent to the east side of Pecos Street, approximately 125 feet south of Sunrise Avenue (APN 140-31-401-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese)
13. SUP-25017 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FAB FRED, LLC - OWNER: PKKL, LLC - Request for a Special Use Permit FOR AN AUTOMOBILE MAINTENANCE [AUTO REPAIR GARAGE (MINOR)] FACILITY at 7155 Grand Montecito Parkway (APN 125-20-510-018), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross)
14. SUP-25032 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUPER AZTECA - OWNER: 3140 VALLEY VIEW, LLC - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at an existing General Retail Store at 3140 South Valley View, Suite #3 (APN 162-08-410-010), C-1

(Limited Commercial) Zone, Ward 1 (Tarkanian)

15. MSP-24914 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: SPRINGS PRESERVE - OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Major Modification to an approved Master Sign Plan (MSP-18047) FOR AN ADDITIONAL WALL SIGN at 351 South Valley View Boulevard (APN 139-29-401-001), C-V (Civic) Zone, Ward 1 (Tarkanian)
16. VAC-24783 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC - Petition to Vacate a 20-foot wide Public Sewer Easement extending approximately 711 feet west of Grand Montecito Parkway, 1,250 feet south of Centennial Parkway, Ward 6 (Ross)
17. VAC-24901 - VACATION - PUBLIC HEARING - APPLICANT: LOCHSA ENGINEERING - OWNER: DERRICK AND JAN HODSON 1998 LIVING TRUST - Petition to Vacate U.S. Government Patent Easements generally located west of Cimarron Road, north of El Parque Avenue, Ward 2 (Wolfson)

**PUBLIC HEARING ITEMS:**

18. 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)
19. 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)
20. 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)
21. ABEYANCE - 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)
22. ZON-24787 - REZONING RELATED TO GPA-24484 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), Ward 5 (Barlow)
23. SDR-24788 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24484 AND ZON-24787 - PUBLIC HEARING - APPLICANT/OWNER: CDPCN, LLC - Request for a Site Development Plan Review TO ADD A FOUR-STORY, 82-UNIT APARTMENT BUILDING TO AN EXISTING 32 APARTMENT UNIT COMPLEX on 6.04 acres at 900 West Monroe Avenue (APN 139-28-503-023), R-3 (Medium Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Barlow)
24. ABEYANCE - 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)

25. [ABEYANCE - 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 \(Barlow\)](#)
26. [VAR-25139 - VARIANCE RELATED TO GPA-24489 AND ZON-24491 - PUBLIC HEARING - APPLICANT/OWNER: RANCHO ALLEN, LLC - Request for a Variance TO ALLOW THREE-STORY BUILDINGS WHERE TWO STORIES ARE THE MAXIMUM ALLOWED IN A PROPOSED R-3 \(MEDIUM DENSITY RESIDENTIAL\) ZONE at the southeast corner of Coran Lane and Rancho Drive \(APN 139-19-705-001\), C-2 \(General Commercial\) Zone \[PROPOSED: R-3 \(Medium Density Residential\) Zone\], Ward 5 \(Barlow\)](#)
27. [ABEYANCE - SUP-24884 - SPECIAL USE PERMIT RELATED TO GPA-24489, ZON-24491 AND VAR-25139 - 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 \(Barlow\)](#)
28. [ABEYANCE - SDR-24490 - RELATED TO GPA-24489, ZON-24491, VAR-25139 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 \(Barlow\)](#)
29. [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 \(Reese\)](#)
30. [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 \(Reese\)](#)
31. [ABEYANCE - 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 \(Reese\)](#)
32. [ABEYANCE - 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 \(Reese\)](#)
33. [ABEYANCE - 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 \(Reese\)](#)
34. [ABEYANCE - 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 \(Ross\)](#)

35. [ZON-25069 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) TO: C-2 \(GENERAL COMMERCIAL\) on 1.28 acres adjacent to the east side of 1st Street, between Hoover Avenue and Gass Avenue \(APNs 139-34-410-021 through 025 and 139-34-310-028\), Ward 3 \(Reese\)](#)
36. [SUP-25070 - SPECIAL USE PERMIT RELATED TO ZON-25069 - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of 1st Street and Hoover Avenue \(APNs 139-34-410-021 and 022\), C-M \(Commercial/Industrial\) Zone \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
37. [SDR-25072 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25069 AND SUP-25070 - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS on 0.40 acres adjacent to the northeast corner of 1st Street and Hoover Avenue \(APNs 139-34-410-021 and 022\), C-M \(Commercial/Industrial\) Zone \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
38. [VAR-24820 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GIL MARTINEZ - Request for a Variance TO ALLOW AN EXISTING CARPORT 8.5 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED on 0.14 acres at 1821 Walnut Avenue \(APN 139-35-510-080\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)
39. [VAR-24824 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CROSSING CENTER, LLC - Request for a Variance TO ALLOW A PROPOSED FREE STANDING SIGN HEIGHT OF 75 FEET WHERE 40 FEET IS THE MAXIMUM PERMITTED AND TO ALLOW 1012 SQUARE FEET WHERE 404 SQUARE FEET IS THE MAXIMUM PERMITTED on 16.8 acres at 202-290 South Decatur Boulevard \(APNs 138-36-516-001 through 004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
40. [VAR-25058 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY O'ROURKE, ET AL - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED CONTRACTOR'S PLANT, SHOP AND STORAGE YARD on 0.51 acres at 1700 Western Avenue \(APN 162-04-702-003\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
41. [SDR-25057 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25058 - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY O'ROURKE, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 7,560 SQUARE FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED, AND TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.51 acres at 1700 Western Avenue \(APN 162-04-702-003\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
42. [VAR-25078 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANIEL JAGGERS - Request for a Variance TO ALLOW A PROPOSED 17.125 FOOT HIGH, 1,200 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II \(GARAGE\) WHERE A 12.5 FOOT HIGH, 750 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 0.48 acres at 4080 Helen Avenue \(APN 138-01-405-008\), RE \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
43. [VAR-25403 - VARIANCE - CAROLINE'S COURT - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Variance TO ALLOW A RETAINING WALL HEIGHT OF 15 FEET WHERE THE MAXIMUM RETAINING WALL HEIGHT IS SIX FEET ON THE WEST PROPERTY LINE, AND TO ALLOW A TOTAL HEIGHT OF 23 FEET WHERE THE MAXIMUM TOTAL HEIGHT OF RETAINING AND SCREENING WALLS IS 12 FEET on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive \(APNs 125-17-601-012, 017 and 125-17-202-001\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
44. [WVR-24873 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GREATER EVERGREEN MISSIONARY BAPTIST CHURCH - Request for a Waiver of Title 18.12.130 TO ALLOW AN EXISTING PUBLIC STREET TO CONTINUE TO TERMINATE WITHOUT THE REQUIRED CUL-DE-SAC on 4.01 acres at 1915 Lexington Street \(APN 139-21-704-002\), R-1 \(Single Family Residential\) Zone, Ward 5 \(Barlow\)](#)

45. [ROC-24875 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: GREATER EVERGREEN MISSIONARY BAPTIST CHURCH - Request for a Review of Condition Number 3 of an approved Parcel Map \(PMP-13988\) TO REMOVE THE REQUIREMENT FOR HALF STREET IMPROVEMENTS ON DOOLITTLE AVENUE on 4.01 acres at 1915 Lexington Street \(APN 139-21-704-002\) R-1 \(Single Family Residential\) Zone, Ward 5 \(Barlow\)](#)
46. [SUP-23586 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW GENESIS - OWNER: GBSS PROPERTIES, LLC - Request for a Special Use Permit FOR A RESCUE MISSION \(SHELTER FOR THE HOMELESS\) at 307 South Main Street \(APN 139-34-210-003\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
47. [SUP-23594 - SPECIAL USE PERMIT RELATED TO SUP-23586 - PUBLIC HEARING - APPLICANT: NEW GENESIS - OWNER: GBSS PROPERTIES, LLC - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 307 South Main Street \(APN 139-34-210-003\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
48. [SUP-23603 - SPECIAL USE PERMIT RELATED TO SUP-23586 AND SUP-23594 - PUBLIC HEARING - APPLICANT: NEW GENESIS - OWNER: GBSS PROPERTIES, LLC - Request for a Special Use Permit FOR A RESCUE MISSION \(SHELTER FOR THE HOMELESS\) at 319 South Main Street \(APN 139-34-210-004\), C-M \(Commercial/Industrial\) Zone, Ward 3 \(Reese\)](#)
49. [SUP-24803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOO GOO CAR WASH SYSTEMS - OWNER: FORTIER QUINCY E MD TRUST - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE at 5550 West Charleston Boulevard \(APN 138-36-408-006\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
50. [SDR-24802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-24803 - PUBLIC HEARING - APPLICANT: GOO GOO CAR WASH SYSTEMS - OWNER: FORTIER QUINCY E MD TRUST - Request for a Site Development Plan Review FOR A PROPOSED 4,326 SQUARE FOOT CAR WASH, FULL SERVICE AND DETACHED ACCESSORY STRUCTURE WITH A WAIVER TO ALLOW NO LANDSCAPING ALONG A 200-FOOT PORTION OF THE EAST PERIMETER WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.84 acres at 5550 West Charleston Boulevard \(APN 138-36-408-006\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
51. [SUP-24985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOHN DUDEK - OWNER: MOUNTAIN VIEW PROFESSIONAL PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED 1,621 SQUARE-FOOT, GENERAL RETAIL STORE at 6970 Smoke Ranch Road, Suite #110 \(APN 138-15-810-047\), C-PB \(Planned Business Park\) Zone, Ward 1 \(Tarkanian\)](#)
52. [SUP-25060 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HERITAGE NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC. - Request for a Special Use Permit FOR A PROPOSED 800-FOOT HIGH MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT at the southwest corner of Grand Central Parkway and City Parkway \(APN 139-34-110-004\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\)](#)
53. [SDR-25059 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-25060 - PUBLIC HEARING - APPLICANT: HERITAGE NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC. - Request for a Site Development Plan Review FOR A PROPOSED 57-STORY MIXED-USE DEVELOPMENT INCLUDING 1.12 MILLION SQUARE FEET OF COMMERCIAL SPACE AND 98 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, BUILDING PLACEMENT AND FRONTAGE REQUIREMENTS, ARCHITECTURAL STANDARDS, AND ACCESS STANDARDS on a portion of 53.6 acres at the southwest corner of Grand Central Parkway and City Parkway \(APN 139-34-110-004\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\)](#)
54. [SUP-25068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUN CITY MOTEL - OWNER: CHETAK DEVELOPMENT CORPORATION - Request for a Special Use Permit FOR A PROPOSED PACKAGED LIQUOR OFF-SALE ESTABLISHMENT at 2301 South Las Vegas Boulevard \(APN 162-03-410-007\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
55. [SDR-23118 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BEDRI ABDULLAHI - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,946 SQUARE FOOT, TWO-STORY RESIDENCE TO AN OFFICE BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFERS TO BE ZERO FEET ON THE NORTH, SOUTH, AND EAST SIDES WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ON THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.19 acres at 704](#)

North Jones Boulevard (APN 138-25-310-004), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian)

56. SDR-25023 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MESQUITE WOOD 3, LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,775-SQUARE FOOT MODULAR CLASSROOM ADDITION TO AN EXISTING SCHOOL on 3.85 acres at the southwest corner of Bracken Avenue and 17th Street (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese)

**DIRECTOR'S BUSINESS:**

57. TXT-24997 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to revise and amend the Town Center Development Standards Manual, Ward 6 (Ross)

**CITIZENS PARTICIPATION:**

58. 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