

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 Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
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Councilman Ricki Y. Barlow (Ward 5)
City Manager Douglas Selby

COMMISSIONERS

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Byron Goynes, Vice Chairperson
Richard Truesdell
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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.

October 11, 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 SEPTEMBER 13, 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

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.

6. [ABEYANCE - 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 \(Ross\)](#)
7. [ZON-24252 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SHELDON PAUL - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[DR \(DESERT RURAL DENSITY RESIDENTIAL\) MASTER PLAN DESIGNATION\] TO: R-PD2 \(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE\) on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive \(APN 138-06-401-006\), Ward 4 \(Brown\)](#)
8. [SDR-24253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-24252 - PUBLIC HEARING - APPLICANT/OWNER: SHELDON PAUL - Request for a Site Development Plan Review FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive \(APN 138-06-401-006\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) Master Plan Designation\] \[PROPOSED: R-PD2 \(Residential Planned Development - 2 Units Per Acre\) Zone\], Ward 4 \(Brown\)](#)
9. [VAR-24258 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RANCHO DRIVE, LLC - Request for a Variance TO ALLOW A PROPOSED 2,231 SQUARE FOOT, 33-FOOT TALL ACCESSORY STRUCTURE, CLASS II \(GARAGE\) WHERE A MAXIMUM 1,161 SQUARE FOOT AND 17-FOOT TALL ACCESSORY STRUCTURE IS ALLOWED on 45.91 acres at 5050 North Rainbow Boulevard \(APN 125-35-301-015\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
10. [RQR-24171 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CTR, LLC - Required Three Year Review of an Approved Variance \(V-0154-94\) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN at 2320 South Rancho Drive \(APN 162-04-412-005\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
11. [VAC-24264 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BOX CANYON-WELLISH LLC - Petition to Vacate the north five feet of a 15-foot public sewer and drainage easement generally located east of Tenaya Way and south of Box Canyon Drive, Ward 1 \(Tarkanian\)](#)
12. [SDR-24261 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-24264 - PUBLIC HEARING - APPLICANT/OWNER: BOX CANYON-WELLISH LLC - Request for a Site Development Plan Review FOR A PROPOSED 9,290 SQUARE FOOT, SINGLE-STORY MEDICAL OFFICE BUILDING on 0.79 acres located on the south side of Box Canyon Drive, approximately 735 feet east of Tenaya Way \(APN 138-15-810-051\), C-PB \(Planned Business Park\) Zone, Ward 1 \(Tarkanian\)](#)
13. [VAC-24276 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: TR BOULDERS CORPORATION - Petition to Vacate public ingress/egress easements located within the Boulders Subdivision \(Amended\) on the east side of Hualapai Way south of Gowan Road, Ward 4 \(Brown\)](#)
14. [SDR-24274 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-24276 - PUBLIC HEARING - APPLICANT/OWNER: TR BOULDERS CORPORATION - Request for a Site Development Plan Review FOR THE CONVERSION OF A 388-UNIT CONDOMINIUM DEVELOPMENT TO AN APARTMENT DEVELOPMENT on 19.9 acres at 3450 North Hualapai Way \(APNs 138-07-316-001 through 498\), PD \(Planned Development\) Zone \[MFM \(Multi-Family Medium\) Lone Mountain Special Land Use Designation\], Ward 4 \(Brown\)](#)

15. [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 \(Reese\)](#)
16. [VAC-24282 - VACATION - PUBLIC HEARING - APPLICANT: MARTIN AND MARTIN CIVIL ENGINEERS - OWNER: GNLV CORPORATION, ET AL - Petition to Vacate a portion of a 20-foot wide public sewer easement generally located east of Main Street between Carson Avenue and Fremont Street, Ward 3 \(Reese\)](#)

PUBLIC HEARING ITEMS

17. [ABEYANCE - 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 \(Barlow\)](#)
18. [ABEYANCE - 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 \(Barlow\)](#)
19. [ABEYANCE - 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 \(Barlow\)](#)
20. [ABEYANCE - 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 \(Barlow\)](#)
21. [ABEYANCE - 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 \(Barlow\)](#)
22. [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 \(Ross\)](#)
23. [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 \(Ross\)](#)
24. [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)

25. 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)
26. 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)
27. 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)
28. ABEYANCE - RENOTIFICATION - 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
29. 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)
30. ABEYANCE - SDR-22239 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC - Request for a Site Development Plan Review FOR A PROPOSED ONE-STORY 32,750 SQUARE-FOOT OFFICE DEVELOPMENT on 3.21 acres at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 6 (Ross).
31. 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)
32. 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)
33. 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)

34. GPA-24245 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BRIAN J. HORNER - OWNER: BRIAN J. HORNER, ET AL - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.40 acres adjacent to the south side of Oakey Boulevard approximately 360 feet east of Rainbow Boulevard (APNs 163-02-310-001 through 003), Ward 1 (Tarkanian)
35. ZON-24256 - REZONING - PUBLIC HEARING RELATED TO GPA-24245 - APPLICANT: BRIAN J. HORNER - OWNER: BRIAN J. HORNER, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 1.40 acres adjacent to the south side of Oakey Boulevard approximately 360 feet east of Rainbow Boulevard (APNs 163-02-310-001 through 003), Ward 1 (Tarkanian)
36. SDR-24246 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-24245 AND ZON-24256 - PUBLIC HEARING - APPLICANT/OWNER: BRIAN J. HORNER - Request for a Site Development Plan Review FOR THE CONVERSION OF A 2,716 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE on 0.45 acres at 6825 West Oakey Boulevard (APN 163-02-310-002), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian)
37. 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
38. 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
39. 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
40. ZON-23834 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 34.83 acres at 2501 Vegas Drive (APN 139-29-501-016), Ward 5 (Barlow)
41. SDR-23839 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-23834 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR A 122,284 SQUARE-FOOT EXPANSION OF A PUBLIC SCHOOL on 34.83 acres at 2501 Vegas Drive (APN 139-29-501-016), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zones [PROPOSED: C-V (Civic) Zone], Ward 5 (Barlow)
42. VAR-23403 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MANUEL FIGUEROA AND SANDRA LUCAS - Request for a Variance TO ALLOW AN EXISTING CLASS II ACCESSORY STRUCTURE (SHED) TO BE FOUR FEET FROM THE PRIMARY STRUCTURE WHERE SIX FEET IS THE MINIMUM SEPARATION REQUIRED on 0.13 acres at 1912 Silver Birch Lane (APN 162-01-711-002), R-1 (Single Family Residential) Zone, Ward 3 (Reese)
43. VAR-24207 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SUZAN BAUCUM - Request for a Variance TO ALLOW A TEN-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE at 3017 Campbell Circle (APN 139-32-212-009), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)
44. VAR-24260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SALVATORE AND ANTOINETTE CASTROGIOVANNI - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED, A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED AND A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.46 acres at 1721 Charles Lam Court (APN 163-03-202-002), R-E (Residence Estates) Zone, Ward 2 (Wolfson)
45. RQR-24165 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AG RAMPART GROUP, LLC, ET AL - Required Two-Year Review of an approved Special Use Permit (U-0099-91) WHICH ALLOWED TWO 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at 5001 and

5041 North Rainbow Boulevard (APNs 125-34-712-007 and 009), C-2 (General Commercial) Zone, Ward 6 (Ross)

46. SUP-24204 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR at 317 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian)
47. SUP-24483 - SPECIAL USE PERMIT RELATED TO SUP-24204 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Special Use Permit FOR A BANQUET FACILITY (WITH ALCOHOLIC BEVERAGE SALES) at 325 South Valley View Boulevard (APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian)
48. SUP-24162 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC - OWNER: CAP II-FARM/DURANGO, LLC - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITHOUT FUEL PUMPS) AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A ZERO FOOT DISTANCE SEPARATION FROM SINGLE FAMILY DETACHED DWELLINGS WHERE 330 FEET IS REQUIRED located on the northwest corner of Durango Drive and El Capitan Way (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
49. SUP-24192- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DUAL ALLIANCE, LLC dba RIDER'S - OWNER: THE GARRET GROUP, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING SERVICE STATION (WITH INCIDENTAL AUTOMOTIVE REPAIR) at 2237 West Charleston Boulevard (APN 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
50. SUP-24193 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FLORENCIO S. AND ANA T. ANDRES - OWNER: ANDRES LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 64-UNIT HOTEL, RESIDENCE at 3801 East Charleston Boulevard (APN 140-31-401-037), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
51. SUP-24214 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SCOTT AND VERONICA SELCO - Request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 561 SQUARE-FOOT CLASS II DETACHED ACCESSORY STRUCTURE (GARAGE) TO A CLASS I DETACHED ACCESSORY STRUCTURE (CASITA) on 0.52 acres at 2401 Driftwood Drive (APN 139-32-513-015), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)
52. 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)
53. SUP-24249 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUNRISE CHILDREN'S FOUNDATION - OWNER: JG SAHARA, LLC - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 1000 East Sahara Avenue, Suites #101 and #103 (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
54. SUP-24251 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BUFFALO WASHINGTON III, LLC - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM AN EXISTING PAWN, AUTO USE WHERE 1,000 FEET IS THE MINIMUM SEPARATION REQUIRED at 7591 West Washington Avenue, Suites 140 and 150 (APN 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

55. [SUP-24263 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONETARY MANAGEMENT OF CALIFORNIA, INC - OWNER: CHEYENNE PLAZA, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW NO SEPARATION FROM RESIDENTIAL PROPERTY WHERE A MINIMUM 200-FOOT SEPARATION IS REQUIRED AND TO ALLOW 1,400 SQUARE FEET OF GROSS FLOOR AREA WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 6010 West Cheyenne Avenue, Suite #11 \(APN 138-12-416-001\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
56. [SUP-24265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADAM CORRIGAN - OWNER: HOWARD HUGHES CORPORATION - Request for a Special Use Permit FOR A PROPOSED PUB, BAR AND LOUNGE at 11770 West Charleston Boulevard, Suite #110 \(APN 137-34-818-002\), P-C \(Planned Community Development\) Zone, Ward 2 \(Wolfson\)](#)
57. [SDR-24023 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WATER STREET CENTER, LLC - Request for a Site Development Plan Review FOR A 4,350 SQUARE FOOT COMMERCIAL BUILDING COMPRISED OF 2,450 SQUARE FEET OF RETAIL FLOOR SPACE AND A 1,900 SQUARE FOOT RESTAURANT on 0.44 acres located on the south side of Bonanza Road, approximately 460 feet east of Pecos Road \(APN 140-31-121-007\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
58. [SDR-24242 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BOCA PARK MARKETPLACE LV, LLC - Request for a Major Amendment to an approved Site Development Plan Review \[\(Z-0030-92\(7\)\)\] FOR TWO PROPOSED SINGLE-STORY COMMERCIAL RETAIL BUILDINGS WITH A TOTAL FLOOR AREA OF 34,400 SQUARE FEET IN AN EXISTING SHOPPING CENTER on 6.29 acres located at northeast corner of Rampart Boulevard and Charleston Boulevard \(APN 138-32-412-028\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)

DIRECTOR'S BUSINESS:

59. [ABEYANCE - 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](#)
60. [DIR-24715 - DIRECTOR'S BUSINESS - PUBLIC HEARING - Discussion regarding the August 27th Joint City Council Planning Commission workshop on sustainability](#)

CITIZENS PARTICIPATION:

61. [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](#)