

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
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Councilman Larry Brown, (Ward 4)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
City Manager Douglas Selby

COMMISSIONERS

Leo Davenport, Chairperson
Byron Goynes, Vice Chairperson
Richard Truesdell
Steven Evans
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

December 6, 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. [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.](#)

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. [EOT-25199 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP. - Request for an Extension of Time of an approved Variance \(VAR-9078\) TO ALLOW A 13-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED FOR THREE PROPOSED LOTS WITHIN A 313 LOT RESIDENTIAL SUBDIVISION on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road \(APNs 126-13-212-007, 008 and 181\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
7. [VAR-25238 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RR PROPERTIES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT STREET SIDE SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED MONUMENT SIGN on 0.68 acres at 801 South 4th Street \(APN 139-34-401-004\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
8. [RQR-25210 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JOOJ INVESTMENT, LLC - Required Three Year Review of an approved Special Use Permit \(SUP-4693\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN at 6431 West Charleston Boulevard \(APN 163-02-114-003\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
9. [SUP-25126 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAN SALVADOR RESTAURANT - OWNER: SMOKE RANCH PLAZA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 6651 Smoke Ranch Road \(APN 138-23-110-007\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
10. [SUP-25217 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive \(APN 162-09-103-002\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\)](#)
11. [SUP-25255 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHILDREN'S ORCHARD - OWNER: SUMMERHILL PLAZA PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 7501 West Lake Mead Boulevard, Suite #118 \(APN 138-22-316-015\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
12. [SDR-25266 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HCN ACCESS LAS VEGAS I, LLC - Request for a Major Amendment to an existing Site Development Plan Review \(SDR-18870\) FOR A 120,000 SQUARE-FOOT, SIX-STORY OFFICE BUILDING on 3.27 acres located at the southwest corner of Deer Springs Way and Riley Street \(APN 125-20-710-006\), T-C \(Town Center\) Zone \[Mixed-Use Commercial - Montecito Town Center Special Land Use Designation\], Ward 6 \(Ross\)](#)
13. [SDR-25269 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED GOVERNMENT FACILITY \(FIRE STATION\) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres adjacent to the south side of Ackerman Avenue, east of Sky Pointe Drive \(APN 125-08-401-004\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
14. [VAC-25248 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Petition to Vacate a 50-foot wide public drainage easement generally located on the northeast corner of Rampart Boulevard and Alta Drive, Ward 2 \(Wolfson\)](#)

15. [DIR-24411 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to designate Tule Springs Ranch as an Historic Property within the City of Las Vegas on 697.78 acres at 9200 Tule Springs Road \(125-04-301-005\), R-E \(Residence Estates\), U \(PROS\) \(Undeveloped, Parks Recreation Open Space\), U \(PF\) \(Undeveloped, Public Facility\) Zone, Ward 6 \(Ross\)](#)

PUBLIC HEARING ITEMS

16. [ABEYANCE - 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 \(Barlow\)](#)
17. [ABEYANCE - 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 \(Barlow\)](#)
18. [ABEYANCE - 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 \(Barlow\). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A GROSS FLOOR AREA OF 15,030 SQUARE FEET WITH NO LANDSCAPE WAIVERS](#)
19. [TABLED - RENOTIFICATION - GPA-22587 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NOELLE SORELL - OWNER: CHURCH ST. THOMAS CATHOLIC CHURCH - 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 \(Barlow\). NOTE: THIS APPLICATION HAS BEEN AMENDED TO THE L \(LOW DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION](#)
20. [TABLED - RENOTIFICATION - 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 \(Barlow\)](#)
21. [TABLED - RENOTIFICATION - 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 \(Barlow\)](#)
22. [TABLED - RENOTIFICATION - 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 \(Barlow\)](#)

23. [ABEYANCE - VAR-24774 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10715 Dedham Court \(APN 137-12-113-029\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
24. [ABEYANCE - VAR-25011 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10723 Dedham Court \(APN 137-12-113-031\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
25. [ABEYANCE - VAR-25012 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10727 Dedham Court \(APN 137-12-113-032\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
26. [ABEYANCE - VAR-25013 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10719 Dedham Court \(APN 137-12-113-030\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
27. [RQR-25330 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RESTAURANT ROW, LLC - Required Five Year Review of an approved Variance \(V-0040-97\) THAT ALLOWED A PROPOSED 61-FOOT TALL 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard \(APN 138-22-713-002\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
28. [VAR-25257 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVE AND JANINE AYRES - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE on 0.17 acres at 804 South Jones Boulevard \(APN 138-36-401-003\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\)](#)
29. [SDR-25256 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25257 - PUBLIC HEARING - APPLICANT/OWNER: STEVE AND JANINE AYRES - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,498 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 804 South Jones Boulevard \(APN 138-36-401-003\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\)](#)
30. [SUP-25267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Special Use Permit FOR A PROPOSED 550-FOOT BUILDING WITHIN THE A-O \(AIRPORT OVERLAY\) DISTRICT WHERE THE HEIGHT LIMITATION IS 200 FEET on the southeast corner of 1st Street and Gass Avenue \(APNs 139-34-410-023, 024, 025 and 139-34-310-028\), C-M \(Commercial/Industrial\) Zone \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
31. [SUP-25268 - SPECIAL USE PERMIT RELATED TO SUP-25267 - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southeast corner of 1st Street and Gass Avenue \(APNs 139-34-410-023, 024, 025 and 139-34-310-028\), C-M \(Commercial/Industrial\) Zone \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)

32. [SDR-25265 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-25267 AND SUP-25268 - PUBLIC HEARING - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 50-STORY MIXED USE DEVELOPMENT INCLUDING 15,000 SQUARE FEET OF COMMERCIAL SPACE AND 700 RESIDENTIAL CONDOMINIUM UNITS on 0.72 acres at the southeast corner of 1st Street and Gass Avenue \(APNs 139-34-410-023, 024, 025 and 139-34-310-028\), C-M \(Commercial/Industrial\) Zone \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
33. [SUP-25270 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VENTURE DEVELOPMENT GROUP - OWNER: SAITTA FAMILY TRUST - Request for a Special Use Permit FOR A RESTAURANT \(WITH DRIVE-THROUGH\) at the northwest corner of Tenaya Way and Sky Pointe Drive \(APN 125-27-410-006\), T-C \(Town Center\) Zone, \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
34. [SDR-25271 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-25270 - PUBLIC HEARING - APPLICANT: VENTURE DEVELOPMENT GROUP - OWNER: SAITTA FAMILY TRUST - Request for a Site Development Plan Review FOR A 34,500 SQUARE-FOOT RETAIL CENTER, INCLUDING A 25,000 SQUARE-FOOT CHILD CARE CENTER on 6.05 acres at the northwest corner of Tenaya Way and Sky Pointe Drive \(APN 125-27-410-006\), T-C \(Town Center\) Zone, \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
35. [SUP-25130 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: 2006 ROBERT SCOTT CARL LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2603 Highland Drive \(APN 162-09-110-016\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\)](#)
36. [SUP-25131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SEUNG HWAN HAN AND EUN JOO HAN - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1550 West Oakey Boulevard \(APN 162-04-605-008\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
37. [SUP-25135 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: THE JEWELERS, INC. 401\(K\) PROFIT SHARING PLAN & TRUST - Request for a Special Use Permit FOR A PROPOSED 55-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2411 Western Avenue \(APN 162-04-406-011\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
38. [SUP-25259 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIESTA DISCOUNT MARKET - OWNER: DONALD S GILDAY REVOCABLE FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 7010 West Charleston Boulevard \(APN 138-34-402-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
39. [SDR-24681 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC. - Request for a Site Development Plan Review FOR A TWO-STORY, 5,524 SQUARE-FOOT ADDITION TO AN EXISTING 13,421 SQUARE FOOT CHURCH on 0.65 acres at 1117 F Street \(APNs 139-27-210-031 through 033\), C-V \(Civic\) Zone, Ward 5 \(Barlow\)](#)
40. [SDR-25247 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOKA GAKKAI INTERNATIONAL-USA - OWNER: NELS TRUST, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 5,991 SQUARE FOOT, SINGLE STORY CHURCH/HOUSE OF WORSHIP AND COMMUNITY CENTER on 1.09 acres at the southeast corner of Charleston Boulevard and Cahlan Drive \(APN 162-05-512-020\), C-D \(Designed Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
41. [SDR-25253 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS - Request for a Site Development Plan Review FOR EIGHT EXISTING MODULAR BUILDINGS AND AN OUTSIDE STORAGE AREA FOR AN EXISTING CHURCH on 12.89 acres at 8100 Westcliff Drive \(APN 138-28-401-013\), C-V \(Civic\) Zone, Ward 2 \(Wolfson\)](#)

CITIZENS PARTICIPATION:

42. 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