

**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**

**Byron Goynes, Acting Chairperson**  
**Richard Truesdell**  
**Steven Evans**  
**David W. Steinman**  
**Glenn E. Trowbridge**  
**Sam C. Dunnam**  
**Vicki Quinn**

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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.

**January 10, 2008**

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. [TMP-25488 - TENTATIVE MAP - RENZI TOWERS - APPLICANT: CIVILWORKS, INV - OWNER: RENZI TOWERS, LLC - Request FOR A MIXED-USE DEVELOPMENT CONSISTING OF 1,011 RESIDENTIAL UNITS AND 9,260](#)

SQUARE FEET OF RETAIL SPACE on 1.30 acres at 1125-1209 South Third Street (APN 162-03-110-005 through 010), R-4 (High Density Residential) Zone, Ward 3 (Reese)

7. TMP-25708 - TENTATIVE MAP - FARM/JENSEN II - APPLICANT/OWNER: WAGNER HOMES, INC - Request for a Tentative Map FOR A 21-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.15 acres adjacent to the north side of Farm Road, approximately 330 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Ross)
8. TMP-25738 - TENTATIVE MAP - WORLD JEWELRY CENTER - APPLICANT: HERITAGE - NEVADA VIII, LLC - OWNER: CITY PARKWAY V, INC - Request for a Tentative Map FOR A PROPOSED MIXED-USE SUBDIVISION CONSISTING OF 98 RESIDENTIAL CONDOMINIUM UNITS, 43 COMMERCIAL CONDOMINIUM UNITS, AND ONE COMMERCIAL LOT on 5.84 acres at the southeast corner of Grand Central Parkway and City Parkway (portion of APN 139-34-110-004), PD (Planned Development) Zone, Ward 5 (Barlow)

### **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.**

9. SUP-25570 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASABLANCA GROUP, INC - OWNER: PARTCH-LEBOVITZ FAMILY TRUST, ET AL. - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 235 North Eastern Avenue, Suite #104 (APN 139-35-714-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
10. SUP-25767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEHFA, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2902 Lake East Drive, Suite F (APN 163-08-611-035), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
11. VAC-25592 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA INC - Petition to Vacate portions of right-of-way generally located on the southeast corner of Fort Apache and Severence Lane, Ward 6 (Ross)
12. VAC-25666 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD CENTENNIAL, LLC - Petition to Vacate portions of U.S. Government Patent easements generally located south of Centennial Parkway and west of Shaumber Road, Ward 6 (Ross)

### **PUBLIC HEARING ITEMS**

13. ABEYANCE - 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
14. ABEYANCE - 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)

15. ABEYANCE - 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)
16. ABEYANCE - 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)
17. 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)
18. 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)
19. 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)
20. 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) NOTE: THIS APPLICATION HAS BEEN AMENDED TO A PROPOSED 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN
21. ABEYANCE - 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)
22. ABEYANCE - 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)
23. ABEYANCE - 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)
24. ABEYANCE - SUP-25473 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: METRO PCS - OWNER: MER-CAR CORPORATION - Request for a Special Use Permit FOR A PROPOSED 60-FOOT WIRELESS

COMMUNICATION FACILITY, STEALTH DESIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

25. ABEYANCE - 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)
26. MOD-25875 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for a Major Modification TO THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO AMEND VARIOUS STREET NAMES AND CLARIFY CERTAIN STREET CROSS SECTION DIAGRAMS, (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross)
27. MSH-25695 - MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT RELATED TO MOD-25875 - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request to amend the Master Plan of Streets and Highways TO DESIGNATE HORSE DRIVE AS KYLE HEIGHTS PARKWAY WEST OF GRAND CANYON DRIVE; RECLASSIFY OSO BLANCA ROAD, SKY POINTE DRIVE, HUALAPAI WAY, AND KYLE HEIGHTS PARKWAY AS IDENTIFIED BY THE SPECIAL DESIGN DESIGNATIONS ADOPTED AS A PART OF THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES; TO REALIGN A PORTION OF THE IRON MOUNTAIN ROAD-GRAND CANYON DRIVE ALIGNMENT BETWEEN HORSE DRIVE AND THE NORTHERN BELTWAY; TO REMOVE A PORTION OF HUALAPAI WAY BETWEEN KYLE CANYON ROAD AND MOCCASIN ROAD AND A PORTION OF MOCCASIN ROAD BETWEEN HUALAPAI WAY AND FORT APACHE ROAD; TO ADD NEW SEGMENTS TO LOG CABIN WAY, IRON MOUNTAIN ROAD, HUALAPAI WAY, EGAN CREST DRIVE, AND SHAUMBER ROAD; AND TO ADD BRIGHTON PEAK LANE, TEE PEE LANE, MOUNTAIN RAIN ROAD, AND KYLE VILLAGE AVENUE, Ward 6 (Ross)
28. ZON-25758 - REZONING - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT)] TO: PD (PLANNED DEVELOPMENT) on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), Ward 6 (Ross)
29. SDR-25760 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25758 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 200,300 SQUARE-FOOT RETAIL DEVELOPMENT on 23.62 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001 through 005 and 013), U (Undeveloped) [PCD (Planned Community Development)] Zone [PROPOSED: PD (Planned Development) Zone], Ward 6 (Ross)
30. VAC-25759 - VACATION RELATED TO ZON-25758 AND SDR-25760 - PUBLIC HEARING - APPLICANT: SOUTHWEST DESERT EQUITIES, LLC - OWNER: K R LAND COMPANY, LLC ET AL. - Petition to Vacate portions of U.S. Government Patent easements generally located east of Hualapai Way and south of Deer Springs Way, Ward 6 (Ross)
31. ZON-25776 - REZONING - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Rezoning FROM: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.35 acres adjacent to the east side of 6th Street, approximately 360 feet north of Sahara Avenue (APNs 162-03-811-001 through 084; 162-03-801-011, 013, and 014), Ward 3 (Reese)
32. VAR-25778 - VARIANCE RELATED TO ZON-25776 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Variance TO ALLOW NO STEPBACK WHERE A 1:1 STEPBACK TO HEIGHT RATIO IS REQUIRED ALONG A STREET CLASSIFIED AS COLLECTOR OR LARGER FOR A PROPOSED MIXED-USE DEVELOPMENT on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue (APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084), C-1 (Limited Commercial) Zone, R-PD25 (Residential Planned Development - 25 Units per Acre) Zone, and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese)

33. [SUP-25775 - SPECIAL USE PERMIT RELATED TO ZON-25776 AND VAR-25778 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Special Use Permit FOR A 500-FOOT BUILDING IN THE A-O \(AIRPORT OVERLAY\) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue \(APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084\), C-1 \(Limited Commercial\) Zone, R-PD25 \(Residential Planned Development - 25 Units per Acre\) Zone, and R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\) Zone\], Ward 3 \(Reese\)](#)
34. [SUP-25779 - SPECIAL USE PERMIT RELATED TO ZON-25776, VAR-25778 AND SUP-25775 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue \(APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084\), C-1 \(Limited Commercial\) Zone, R-PD25 \(Residential Planned Development - 25 Units per Acre\) Zone, and R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\) Zone\], Ward 3 \(Reese\)](#)
35. [SDR-25773 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25776, VAR-25778, SUP-25775, AND SUP-25779 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC., ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 43-STORY MIXED-USE DEVELOPMENT INCLUDING 1,105 RESIDENTIAL UNITS AND 179,860 SQUARE FEET OF COMMERCIAL USES, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 101-FOOT SETBACK WHERE 1,500 FEET IS REQUIRED AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE AND FIVE FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 7.02 acres adjacent to the northeast corner of Sixth Street and Sahara Avenue \(APNs 162-03-801-011, 013, 014, and 099; 162-03-811-001 through 084\), C-1 \(Limited Commercial\) Zone, R-PD25 \(Residential Planned Development - 25 Units per Acre\) Zone, and R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\) Zone\], Ward 3 \(Reese\)](#)
36. [VAR-25771 - VARIANCE - PUBLIC HEARING - APPLICANT: METRO PCS NEVADA, LLC - OWNER: WAI CHUN GINN - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 58 FEET WHERE 240 FEET IS REQUIRED, AN EIGHT-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED, AND A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WHERE 35 FEET IS ALLOWED on 0.92 acres located on the east side of Martin L. King Boulevard, approximately 180 feet south of Owens Avenue \(APN 139-28-501-003\), R-E \(Residence Estates\) Zone, Ward 5 \(Barlow\)](#)
37. [SUP-25769 - SPECIAL USE PERMIT RELATED TO VAR-25771 - PUBLIC HEARING - APPLICANT: METRO PCS NEVADA, LLC - OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR AN 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 0.92 acres located on the east side of Martin L. King Boulevard, approximately 180 feet south of Owens Avenue \(APN 139-28-501-003\), R-E \(Residence Estates\) Zone, Ward 5 \(Barlow\)](#)
38. [VAR-25560 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD REISS FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FIVE FEET \(TOP THREE FEET, 50 PERCENT OPEN\) IS ALLOWED located on the northeast corner of O'Bannon Drive and Tenaya Way \(APN 163-03-715-001\), R-E \(Residence Estate\) Zone, Ward 1 \(Tarkanian\)](#)
39. [VAR-26069 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD REISS FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT WALL IN THE FRONT YARD WHERE FIVE FEET \(TOP THREE FEET, 50 PERCENT OPEN\) IS ALLOWED located on the northeast corner of O'Bannon Drive and Tenaya Way \(APN 163-03-715-004\), R-E \(Residence Estate\) Zone, Ward 1 \(Tarkanian\)](#)
40. [VAR-25642 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON AND JONES, LLC - Request for a Variance TO ALLOW AN EXISTING 10.67-FOOT WALL WHERE TEN FEET IS ALLOWED at 5905 West Charleston Boulevard \(APN 163-01-102-038\), R-3 \(Medium Density Residential\) Zone, Ward 1 \(Tarkanian\)](#)
41. [VAR-25763 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM AND DEBRA BURGOS - Request for a Variance TO ALLOW A PROPOSED 19.25-FOOT HIGH, 2,400 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II \(BARN/STORAGE SHED\) WHERE A 16.25-FOOT HIGH, 1,090 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 1.04 acres at 6161 Jo Marcy Drive \(APN 125-14-506-002\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)

42. [SUP-25599 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS, INC. - OWNER: AMCOR PROPERTIES, LLC - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 3233 West Charleston Boulevard, Suite #204 \(APN 162-05-112-002\), C-D \(Designed Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
43. [SUP-25770 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUTH WITH A MISSION - OWNER: ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER IN CONJUNCTION WITH A PROPOSED MONASTERY at 522 West Washington Avenue \(APN 139-27-210-134\), C-V \(Civic\) Zone, Ward 5 \(Barlow\)](#)
44. [SUP-25774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS MAGANA-GODINEZ - Request for a Special Use Permit TO ALLOW LIVESTOCK FARMING \(BOVINES\) SOUTH OF CHEYENNE AVENUE AND ON 0.52 ACRES WHERE 1.25 ACRES IS THE MINIMUM ALLOWABLE PARCEL SIZE on 0.52 acres at 4869 Nettie Avenue \(APN 140-29-810-033\), R-E \(Residence Estates\) Zone, Ward 3 \(Reese\)](#)
45. [SDR-25743 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ANTHONY L. POLLARD FOUNDATION - Request for a Site Development Plan Review TO ADD A PLAYGROUND TO AN APPROVED PUBLIC OR PRIVATE SCHOOL, PRIMARY on 1.58 acres at 950 West Lake Mead Boulevard \(APNs 139-21-601-016 and 017\), R-2 \(Medium-Low Density Residential\) Zone, Ward 5 \(Barlow\)](#)

**DIRECTOR'S BUSINESS:**

46. [TXT-25685 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18 to revise the public notice requirements for entitlement applications that are forwarded to City Council](#)
47. [DIR-25356 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the Las Vegas High School Neighborhood Historic District Recommended Design Guidelines for Development within the Las Vegas High School National Register Historic District, generally bounded by south Sixth Street and south Ninth Street on the west and east, and Bridger and Gass Avenues on the north and south, respectively, R-1 \(Single Family Residential\), R-3 \(Medium Density Residential\), R-4 \(High Density Residential\), R-5 \(Apartment\), P-R \(Professional Office and Parking\), C-1 \(Limited Commercial\), C-V \(Civic\), ROI \(Resolution of Intent\), Zone, Ward 3 \(Reese\)](#)
48. [DIR-25542 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2008 Planning Commission Officers](#)

**CITIZENS PARTICIPATION:**

49. [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](#)