

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)
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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 24, 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, 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.](#)

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-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.

7. GPA-25383 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to modify Map Number 7 ("Existing and Proposed Trail Alignments") of the Centennial Hills Sector Plan to remove alignments of a proposed Multi-Use Non-Equestrian Trail along the Hualapai Way alignment between Grand Teton Drive and Kyle Canyon Road and along Log Cabin Way between Fort Apache Road and a point approximately 4,080 feet in a westerly direction, Ward 6 (Ross)
8. ZON-25992 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CORNUCOPIA INVESTMENTS, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.94 acres adjacent to the south side of Vegas Drive, approximately 580 feet west of Pyramid Drive (APN 139-30-501-001), Ward 5 (Barlow)
9. SDR-25995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25992 - PUBLIC HEARING - APPLICANT/OWNER: CORNUCOPIA INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 9,000 SQUARE FOOT OFFICE DEVELOPMENT on 0.94 acres adjacent to the south side of Vegas Drive, approximately 580 feet west of Pyramid Drive (APN 139-30-501-001), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Barlow)
10. VAR-25994 - VARIANCE - PUBLIC HEARING - APPLICANT: EL CORTEZ HOTEL AND CASINO - OWNER: EXBER, INC. - Request for a Variance TO ALLOW AN EXISTING WALL HEIGHT OF 8.67 FEET WHERE EIGHT FEET IS ALLOWED FOR A PERIMETER WALL on 0.45 acres at 112 North Las Vegas Boulevard and 520 Fremont Street (APNs 139-34-611-003 and 010), C-2 (General Commercial) Zone, Ward 5 (Barlow)
11. SUP-25923 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GALLERIA - OWNER: SEABREEZE VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1780 North Buffalo Drive, Suite #101 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
12. SUP-25955 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CONVENIENCE SUPER STORE - OWNER: REDCARD, LLC - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 8490 Westcliff Drive (APN 138-28-401-009), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
13. SUP-25983 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNWINED, LLC - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Special Use Permit FOR A PROPOSED 1,500 SQUARE FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 6485 North Decatur Boulevard, Suite #140 (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

14. [MSP-25930 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: DECATUR III LLC, ET AL - Request for a Master Sign Plan FOR AN APPROVED 458,053 SQUARE FOOT RETAIL CENTER on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway \(APNs 125-25-501-010, 125-25-601-022 and 023\), C-1 \(Limited Commercial\) Zone and R-E \(Residence Estates\) Zone under Resolution of Intent to C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
15. [RQR-25872 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DIVERSIFIED REALTY - OWNER: ESS PRISA, LLC - Required Five Year Review of an approved Variance \(V-0086-95\) WHICH ALLOWED AN OFF-PREMISE ADVERTISING \(BILLBOARD\) SIGN TO BE RAISED TO A HEIGHT OF 55 FEET, AND ALLOWED THE SIGN TO BE 150 FEET FROM RESIDENTIAL ZONING DISTRICT WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED at 1399 North Rainbow Boulevard \(APN 138-27-502-007\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
16. [VAC-25984 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Petition to Vacate a portion of public right-of-way generally located at Shaumber Road and West Rome Boulevard, Ward 6 \(Ross\)](#)
17. [SDR-25985 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-25984 - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Request for a Site Development Plan Review FOR A 234-UNIT, THREE-STORY CONDOMINIUM DEVELOPMENT on 11.3 acres at the northeast corner of Centennial Parkway and Shaumber Road \(APN 126-24-410-003\), PD \(Planned Development\) Zone \[M \(Medium Residential\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
18. [SDR-25986 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 3,040 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A MEDICAL OFFICE on 0.34 acres at 2001 Pinto Lane \(APN 139-33-302-023\), PD \(Planned Development\) Zone \[MD-1 \(Medical Support\) Special Land Use Designation\], Ward 5 \(Barlow\)](#)

PUBLIC HEARING ITEMS

19. [ABEYANCE - 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 \(Reese\)](#)
20. [ABEYANCE - 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 \(Reese\)](#)
21. [ABEYANCE - 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 \(Reese\)](#)
22. [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 \(Reese\)](#)
23. [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 \(Wolfson\)](#)

24. [ABEYANCE - SDR-25443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BRIZIO BENITEZ - OWNER: BUYERS SYNDICATE - Request for a Site Development Plan Review FOR A 1,360 SQUARE FOOT CAR WASH, FULL SERVICE WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG A 434-FOOT PORTION OF THE SOUTHERN PERIMETER, NO LANDSCAPE BUFFER ALONG A 214-FOOT PORTION OF THE NORTHERN PERIMETER, AND NO LANDSCAPE BUFFER ALONG A 230-FOOT PORTION OF THE WESTERN PERIMETER WHERE EIGHT FEET ARE REQUIRED AND TO ALLOW NO LANDSCAPE BUFFER ALONG A 195-FOOT PORTION OF THE NORTHERN PERIMETER AND TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE EASTERN PERIMETER WHERE 15 FEET ARE REQUIRED on 2.84 acres at 1411 North Eastern Avenue \(APN 139-26-508-006\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
25. [ARC-25687 - MAJOR MODIFICATION TO A MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: VISION SIGN INC. - OWNER: VHC 215, LLC - Request for an Appeal of a Denial of a Major Modification to an approved Master Sign Plan \(CHR-0003-02\) and Waivers TO ALLOW TWO PYLON SIGNS WHERE ONLY ONE PYLON SIGN PER FRONTAGE IS PERMITTED AND TO ALLOW THE PYLON SIGN TO BE WITHIN 100' OF A SINGLE-FAMILY RESIDENCE WHERE A MINIMUM OF 330' IS REQUIRED at 8420 Farm Road \(APNs 125-17-610-015 and 014\), SC-TC \(Service Commercial Town Center\) Zone, Ward 6 \(Ross\)](#)
26. [GPA-25625 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD \(PLANNED COMMUNITY DEVELOPMENT\) TO: PF \(PUBLIC FACILITY\) on 131.7 acres at the southwest corner of Ann Road and the 215-Beltway \(APN 126-36-201-002\), Ward 6 \(Ross\)](#)
27. [ZON-25626 - REZONING RELATED TO GPA-25625 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[PCD \(PLANNED COMMUNITY DEVELOPMENT\) GENERAL PLAN DESIGNATION\] TO: C-V \(CIVIC\) on 131.7 acres at the southwest corner of Ann Road and the 215-Beltway \(APN 126-36-201-002\), Ward 6 \(Ross\)](#)
28. [SDR-25627 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-25625 AND ZON-25626 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Site Development Plan Review FOR A PROPOSED PUBLIC FACILITY CAMPUS on 131.7 acres at the southwest corner of Ann Road and the 215-Beltway \(APN 126-36-201-002\), \[U \(Undeveloped\) Zone PCD \(Planned Community Development\) Land Use Designation\] PROPOSED C-V \(Civic\) Zone, Ward 6 \(Ross\)](#)
29. [GPA-25892 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS, LLC - Request to Amend a portion of the Centennial Hills Sector of the General Plan FROM: MLA \(MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL\) TO: M \(MEDIUM DENSITY RESIDENTIAL\) on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 \(APNs 138-03-510-001 through 003, 023, 024, 025 and 031\), Ward 4 \(Brown\)](#)
30. [ZON-25893 - REZONING RELATED TO GPA-25892 - APPLICANT/OWNER: SF INVESTMENTS, LLC - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) AND U \(UNDEVELOPED\) \[MLA \(MEDIUM LOW ATTACHED\) GENERAL PLAN DESIGNATION\] TO: R-3 \(MEDIUM DENSITY RESIDENTIAL\) on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 \(APN 138-03-510-001 through 003, 023, 024, 025 and 031\), Ward 4 \(Brown\)](#)
31. [VAR-26228 - VARIANCE RELATED TO GPA-25892 AND ZON-25893 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 91 FEET IS REQUIRED AT THE SOUTHEAST PROPERTY LINE FOR A 252 UNIT APARTMENT COMPLEX on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 \(APNs 138-03-510-001 through 003, 023, 024, 025 and 031\), U \(Undeveloped\) Zone \[PROPOSED: R-3 \(Medium Density Residential\) and R-E \(Residence Estates\) Zone \[PROPOSED: R-3 \(Medium Density Residential\)\], Ward 4 \(Brown\)](#)
32. [SDR-25894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-25892, ZON-25893 AND VAR-26228 - APPLICANT/OWNER: SF INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 252 UNIT APARTMENT COMPLEX on 11.45 acres at the southeast corner of Lone Mountain Road and U.S. 95 \(APNs 138-03-510-001 through 003, 023, 024, 025 and 031\), U \(Undeveloped\) Zone \[PROPOSED: R-3 \(Medium Density Residential\) and R-E \(Residence Estates\) Zone \[PROPOSED: R-3 \(Medium Density Residential\)\], Ward 4 \(Brown\)](#)
33. [GPA-25905 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES NEVADA, INC., ET AL - Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR \(DESERT RURAL DENSITY](#)

RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APNs 125-01-402-001 thru 008), Ward 6 (Ross)

34. ZON-25906 - REZONING RELATED TO GPA-25905 - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES NEVADA, INC., ET AL- Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APNs 125-01-402-001 thru 008), Ward 6 (Ross)
35. VAC-25907 - VACATION RELATED TO GPA-25905 AND ZON-25906 - PUBLIC HEARING - APPLICANT/OWNER: FARROKHTALA FAMILY MARITAL TRUST ET AL - Petition to Vacate a portion of public rights-of-way generally located at the northeast corner of Iron Mountain Road and Leon Avenue, Ward 6 (Ross)
36. SDR-25908 - RELATED TO GPA-25905, ZON-25906 AND VAC-25907 - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES NEVADA, INC., ET AL - Request for a Site Development Plan Review FOR A 126-UNIT RESIDENTIAL PLANNED DEVELOPMENT on 30.2 acres at the northeast corner of Iron Mountain Road and Leon Avenue (APNs 125-01-402-001 thru 008), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Ross)
37. GPA-25969 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH INVESTMENTS - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 5.33 acres adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), Ward 5 (Barlow)
38. ZON-25970 - REZONING RELATED TO GPA-25969 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH INVESTMENTS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 5.33 acres adjacent to the south side of Smoke Ranch Road, approximately 175 feet east of Decatur Boulevard (APN 139-19-101-002), Ward 5 (Barlow)
39. GPA-25997 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), PR-OS (PARKS/RECREATION/OPEN SPACE) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 26.56 acres adjacent to the south side of Durango Drive and Juliano Road (APNs 125-29-601-024, 125-29-502-021, 022, 026 and a portion of 125-29-503-009), Ward 6 (Ross)
40. ZON-25999 - REZONING RELATED TO GPA-25997 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARKS/RECREATION/OPEN SPACE) AND ML (MEDIUM-LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATIONS] AND R-E (RESIDENCE ESTATES) TO: CV (CIVIC) on 26.56 acres adjacent to the south side of Durango Drive and Juliano Road (APNs 125-29-601-024, 125-29-502-021, 022, 026 and a portion of 125-29-503-009), Ward 6 (Ross)
41. SDR-26000 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-25997 AND ZON-25999 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PUBLIC PARK on 26.56 acres adjacent to the south side of Durango Drive and Juliano Road (APNs 125-29-601-024, 125-29-502-021, 022, 026 and a portion of 125-29-503-009), U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) and ML (Medium-Low Density Residential) General Plan Designations] and R-E (Residence Estates) Zones [PROPOSED: C-V (Civic)], Ward 6 (Ross)
42. GPA-26004 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC, ET AL - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way (APNs 125-27-610-001 through 010 and 024), Ward 6 (Ross)
43. ZON-26006 - REZONING - PUBLIC HEARING - APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way (APNs 125-27-610-001 through 010 and 024), Ward 6 (Ross)

44. [SDR-26008 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-26004 AND ZON-26006- PUBLIC HEARING - APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC, ET AL - Request for a Site Development Plan REVIEW FOR A PROPOSED FIVE BUILDING, 51,000 SQUARE-FOOT PROFESSIONAL OFFICE DEVELOPMENT on 5.26 acres at the southeast corner of Azure Drive and Tenaya Way, \(APNs 125-27-610-001 through 010 and 024\), U \(Undeveloped\) Zone \[R \(Rural Density Residential\) General Plan Designation\] Zone \[PROPOSED: O \(Office\)\], Ward 6 \(Ross\)](#)
45. [GPA-26009 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: BILPAR-TENAYA INVESTMENTS, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: R \(RURAL DENSITY RESIDENTIAL\) TO: O \(OFFICE\) on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way, \(APN 125-22-801-011\), Ward 6 \(Ross\)](#)
46. [ZON-26010 - REZONING RELATED TO GPA-26009 - PUBLIC HEARING - APPLICANT/OWNER: BILPAR-TENAYA INVESTMENTS, LLC - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[R \(RURAL DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION\] TO: O \(OFFICE\) on 1.99 acres at the northeast corner of Bilpar Road and Tenaya Way \(APN 125-22-801-011\), Ward 6 \(Ross\)](#)
47. [MOD-25974 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Modification to the Lone Mountain West Plan TO AMEND THE LAND USE DESIGNATION FROM: ML \(MEDIUM-LOW DENSITY RESIDENTIAL\) TO: MFM \(MULTI-FAMILY MEDIUM RESIDENTIAL\) on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road \(APNs 137-01-101-001 and 009; 137-01-201-001 and 002\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
48. [SDR-25487 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-25974 - PUBLIC HEARING - APPLICANT/OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-11188\) TO REPLACE A PORTION OF A 308-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A 296-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 16.4 acres at the southeast corner of Lone Mountain Road and Puli Road \(APNs 137-01-101-001 and 009; 137-01-201-001 and 002\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
49. [VAR-25959 - VARIANCE - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: VILLAGE CENTER, INC. - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 138 FEET WHERE 240 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 7.64 acres at 910 North Rancho Drive \(APN 139-29-201-004\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
50. [SUP-25958 - SPECIAL USE PERMIT RELATED TO VAR-25959 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: VILLAGE CENTER, INC. - Request for a Special Use Permit FOR A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 910 North Rancho Drive \(APN 139-29-201-004\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
51. [VAR-25967 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD P. BROOKS AND GRACHELLE G. NESCHKE - Request for a Variance TO ALLOW A SIX-FOOT, 10-INCH REAR YARD SETBACK WHERE A 20-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE FOOT ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue \(APN 125-13-414-012\), R-PD3 \(Residential Planned Development - 3 Units Per Acre\) Zone, Ward 6 \(Ross\)](#)
52. [VAR-25988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 58.5 FEET WHERE 66 FEET IS REQUIRED FOR A PROPOSED 7,250 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT on 2.57 acres on the south side of Owens Avenue, approximately 245 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
53. [SDR-25991 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25988 - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,250 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT on 2.57 acres on the south side of Owens Avenue, approximately 245 feet west of Pecos Road \(APN 139-25-516-002\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)

54. [SUP-25996 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CURTIS POINDEXTER, MD - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE \(COMMERCIAL\) FOR 35 HORSES at 10301 Homestead Road \(APN 125-05-604-040\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
55. [SUP-26015 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 401 East Charleston Boulevard \(APN 139-34-410-138\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
56. [SUP-26073 - SPECIAL USE PERMIT RELATED TO SUP-26015 - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 401 East Charleston Boulevard \(APN 139-34-410-138\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
57. [SDR-26013 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-26015 AND SUP-26073 - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-10785\) FOR A PROPOSED 41-STORY MIXED-USE DEVELOPMENT INCLUDING 442 CONDOMINIUM UNITS AND 3,370 SQUARE FEET OF COMMERCIAL USES on 0.43 acres at 401 East Charleston Boulevard \(APN 139-34-410-138\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
58. [SDR-25485 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-18642\) FOR AN INCREASE IN HEIGHT TO 40 FEET FOR AN APPROVED 90-UNIT ASSISTED LIVING APARTMENT COMPLEX AND THE ADDITION OF A PROPOSED SENIOR CITIZEN APARTMENT COMPLEX CONSISTING OF TWO 35-FOOT, THREE-STORY, 75-UNIT BUILDINGS WITH WAIVERS TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 70 FEET WHERE 105 FEET IS REQUIRED AT THE SOUTH AND WEST PROPERTY LINES on 9.45 acres at the southwest corner of Decatur Boulevard and Deer Springs Way \(APN 125-24-701-040\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-3 \(Medium Density Residential\), Ward 6 \(Ross\)](#)
59. [SDR-25968 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAND CAPITAL PARTNERS, LLC - Request for a Site Development Plan Review FOR A 276 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET FIVE INCHES IS REQUIRED on 0.15 acres at 4704 West Charleston \(APN 139-31-410-127\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
60. [SDR-25981 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA PARALYZED VETERANS OF AMERICA - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.15 acres at 704 South Jones Boulevard \(APN 138-36-316-006\), P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\)](#)
61. [SDR-25990 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AMRIK SINGH - Request for a Site Development Plan Review FOR A PROPOSED THREE STORY, 31,000 SQUARE FOOT HOTEL AND WAIVERS TO ALLOW ZERO FEET OF LANDSCAPING ON THE NORTH AND SOUTH PROPERTY LINES on 0.69 acres on the west side of Rancho Drive, approximately 630 feet south of Lone Mountain Road \(APN 138-02-101-006\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
62. [SDR-26129 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LANDRY'S RESTAURANTS, INC. - OWNER: L G E INC. ET AL. - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-11705\) TO RELOCATE THE PROPOSED HOTEL TOWER, TO REDUCE THE TOWER HEIGHT TO 272 FEET, TO REDUCE THE NUMBER OF GUEST ROOMS TO 505, TO INCLUDE ADDITIONAL PARCELS AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS TO PROVIDE A THREE-FOOT WIDE AMENITY ZONE AND A SEVEN-FOOT WIDE SIDEWALK WHERE A FIVE-FOOT WIDE AMENITY ZONE AND A TEN-FOOT WIDE SIDEWALK IS REQUIRED on 6.38 acres at 129 Fremont Street \(APNs 139-34-111-039 thru 044, 139-34](#)

-210-032), C-2 (General Commercial) Zone, Ward 3 (Reese)

DIRECTOR'S BUSINESS:

63. DIR-26231 - DIRECTOR'S BUSINESS - PUBLIC HEARING - THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION - Consideration and possible action regarding the Development Agreement for the College of Southern Nevada development on approximately 41.17 acres at the northwest corner of Elkhorn Road and Grand Montecito Parkway (APNs 125-17-401-006 and 125-17-801-001), Ward 6 (Ross)

CITIZENS PARTICIPATION:

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