

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

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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.

February 14, 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.](#)

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 - SDR-25484 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CRAIG 95, LLC - Request for a Major Amendment of an approved Site Development Plan Review \(SDR-19643\) FOR A PROPOSED 41,097 SQUARE FOOT SHOPPING CENTER on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95 \(APN 138-03-701-003\), U \(Undeveloped\) Zone \[SC \(Service Commercial\) General Plan Designation\] under Resolution of Intent to C-1 \(Limited Commercial\) Zone, Ward 4 \(Brown\)](#)
7. [SUP-26102 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: METRO PCS - OWNER: CITY OF NORTH LAS VEGAS - Request for a Special Use Permit TO ALLOW A PROPOSED CO-LOCATION OF ANTENNAS ON AN EXISTING 160-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 5219 La Concha Drive \(APN 125-01-396-001\), C-V \(Civic\) Zone, Ward 6 \(Ross\)](#)
8. [SUP-26246 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HIVE - OWNER: MELE PONO HOLDING COMPANY - Request for a Major Amendment of an approved Special Use Permit \(SUP-10534\) TO INCREASE THE SQUARE FOOTAGE FROM 5,235 SQUARE FEET TO 8,855 SQUARE FEET, FOR A TAVERN-LIMITED ESTABLISHMENT at 501 and 503 Fremont Street \(APN 139-34-601-002\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
9. [SUP-26265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMALLZ, LLC OWNER: VILLAGE OF CENTENNIAL SPRINGS PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE IN AN APPROVED SUPPER CLUB on 0.19 acres at 7585 Norman Rockwell Lane \(APN 125-17-712-006\), T-C \(Town Center\) Zone \[SX-TC \(Suburban Mixed Use - Town Center\)\], Ward 6 \(Ross\)](#)
10. [SUP-26267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADAM CORRIGAN - OWNER: THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit FOR A GAMING ESTABLISHMENT, RESTRICTED WITHIN AN EXISTING PUB, BAR AND LOUNGE at the northeast corner of Charleston Boulevard and Desert Foothills Drive \(APN 137-34-818-002\), P-C \(Planned Community District\) Zone, VC \(Village Commercial\) Land Use Designation, Ward 2 \(Wolfson\)](#)
11. [TABLED - RENOTIFICATION - 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 \(Wolfson\)](#)

PUBLIC HEARING ITEMS

12. [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](#)
13. [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 \(Barlow\)](#)

14. [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 \(Barlow\)](#)
15. [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 \(Barlow\)](#)
16. [ABEYANCE - 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 \(Ross\)](#)
17. [ABEYANCE - 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 \(Ross\)](#)
18. [VAR-26369 - VARIANCE RELATED TO GPA-26004 AND ZON-26006 - PUBLIC HEARING - APPLICANT: TENAYA AZURE, LLC - OWNER: TENAYA AZURE, LLC ET AL - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED 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 \(Undeveloped\) \[R \(Rural Density Residential\) General Plan Designation\] Zone \[PROPOSED: O \(Office\)\], Ward 6 \(Ross\)](#)
19. [ABEYANCE - 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 \(Ross\)](#)
20. [ABEYANCE - 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 \(Ross\)](#)
21. [ABEYANCE - 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 \(Ross\)](#)
22. [ABEYANCE - RENOTIFICATION - 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 \(Brown\) NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A REQUEST TO AMEND TABLES ONE \(1\) THROUGH FIVE \(5\) OF THE MASTER DEVELOPMENT PLAN](#)

23. [ABEYANCE - RENOTIFICATION - 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 \(Brown\)](#)
24. [ABEYANCE - 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 \(Ross\)](#)
25. [ABEYANCE - 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 \(Ross\)](#)
26. [ABEYANCE - 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 \(Ross\)](#)
27. [ABEYANCE - 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 \(Reese\)](#)
28. [ABEYANCE - 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 \(Reese\)](#)
29. [ABEYANCE - 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 \(Reese\)](#)
30. [ABEYANCE - 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 \(Reese\)](#)

31. [ABEYANCE - 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 \(Reese\)](#)
32. [ABEYANCE - 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 \(Barlow\)](#)
33. [ABEYANCE - 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 \(Barlow\)](#)
34. [ABEYANCE - 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 \(Ross\)](#)
35. [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 \(Reese\)](#)
36. [ABEYANCE - 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 \(Ross\)](#)
37. [ZON-25295 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Request for a Rezoning FROM: C-1 \(LIMITED COMMERCIAL\) TO: C-2 \(GENERAL COMMERCIAL\) on 0.47 acres adjacent to the north side of Sahara Avenue, approximately 570 feet west of Fairfield Avenue \(APNs 162-04-807-004 and 005\), Ward 3 \(Reese\)](#)
38. [SUP-25262 - SPECIAL USE PERMIT RELATED TO ZON-25295 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Request for a Special Use Permit FOR A 795-FOOT BUILDING IN THE A-O \(AIRPORT OVERLAY\) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue \(APNs 162-04-814-002, 162-04-807-004 and 005\), C-1 \(Limited Commercial\) and C-2 \(General Commercial\) Zones \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)

39. [SUP-25263 - SPECIAL USE PERMIT RELATED TO ZON-25295 AND SUP-25262 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue \(APNs 162-04-814-002, 162-04-807-004 and 005\), C-1 \(Limited Commercial\) and C-2 \(General Commercial\) Zones \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
40. [SUP-25264 - SPECIAL USE PERMIT RELATED TO ZON-25295, SUP-25262 AND SUP-25263 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Request for a Special Use Permit FOR A PROPOSED NON-RESTRICTED GAMING FACILITY adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue \(APNs 162-04-814-002, 162-04-807-004 and 005\), C-1 \(Limited Commercial\) and C-2 \(General Commercial\) Zones \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
41. [SDR-25261 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25295, SUP-25262, SUP-25263 AND SUP-25264 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 72-STORY MIXED-USE DEVELOPMENT INCLUDING A 1,300-ROOM HOTEL; A 67,800 SQUARE-FOOT NON-RESTRICTED GAMING FACILITY, 254,240 SQUARE FEET OF COMMERCIAL USE AND 40 RESIDENTIAL CONDOMINIUM UNITS WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS FOR THE BUILD-TO LINE REQUIREMENT on 2.29 acres adjacent to the north side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue \(APNs 162-04-814-002, 162-04-807-004 and 005\), C-1 \(Limited Commercial\) and C-2 \(General Commercial\) Zones \[PROPOSED: C-2 \(General Commercial\) Zone\], Ward 3 \(Reese\)](#)
42. [VAR-25220 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Variance TO ALLOW 201 PARKING SPACES WHERE 250 SPACES ARE REQUIRED on 3.41 acres at the southeast corner of Page Street and Bonanza Road \(APN 140-32-101-013\), C-2 \(General Commercial\) Zone and C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
43. [SDR-25148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25220 - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO - Request for a Site Development Plan Review TO ADD A PROPOSED 20,400 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT TO AN EXISTING 16,250 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A FIVE-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on a portion of 3.41 acres at the southeast corner of Page Street and Bonanza Road \(APN 140-32-101-013\), C-2 \(General Commercial\) Zone and C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
44. [VAR-25481 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BBH, LLC - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED LIGHT MANUFACTURING FACILITY on 2.02 acres at 1924, 1930 and 2000 Western Avenue \(APNs 162-04-302-002 through 004\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
45. [VAR-26127 - VARIANCE RELATED TO VAR-25481 - PUBLIC HEARING - APPLICANT/OWNER: BBH, LLC - Request for a Variance TO ALLOW 76 PARKING SPACES WHERE 106 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIGHT MANUFACTURING FACILITY on 2.02 acres at 1924, 1930 and 2000 Western Avenue \(APNs 162-04-302-002 through 004\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
46. [SDR-25482 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25481 AND VAR-26127 - PUBLIC HEARING - APPLICANT/OWNER: BBH, LLC - Request for a Site Development Plan Review FOR A PROPOSED 49,494 SQUARE FOOT LIGHT MANUFACTURING FACILITY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 2.02 acres at 1924, 1930 and 2000 Western Avenue \(APNs 162-04-302-002 through 004\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
47. [VAR-26108 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK CHAPMAN AND BETTY F CHAPMAN LIVING TRUST - Request for a Variance TO ALLOW A PROPOSED 14.09 FOOT HIGH DETACHED ACCESSORY STRUCTURE, CLASS II \(GARAGE\) WITH A 2.47-FOOT REAR YARD SETBACK WHERE A 13.27-FOOT HIGH ACCESSORY STRUCTURE WITH A THREE-FOOT REAR YARD SETBACK IS ALLOWED on 0.23 acres at 1620 Curtis Drive \(APN 162-02-116-008\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)

48. [VAR-26226 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VINCENT J. ROTH - Request for a Variance TO ALLOW A 1.5-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE, CLASS II \(SHED\) on 0.05 acres at 612 Ordreich Place \(APN 138-33-315-038\), R-PD9 \(Residential Planned Development - 9 Units Per Acre\) Zone, Ward 2 \(Wolfson\)](#)
49. [VAR-26236 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA CE 307, LLC - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A SEVEN-FOOT SETBACK IS REQUIRED on 20.50 acres generally located at the southwest corner of Shaumber Road and Dorrell Lane \(APN 126-24-210-001\), PD \(Planned Development\) Zone \[RSL \(Residential Small Lot\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
50. [VAR-26237 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA CE 307, LLC - Request for a Variance TO ALLOW A SIX-FOOT GARAGE SETBACK WHERE FIVE FEET OR LESS IS REQUIRED on 20.50 acres at the southwest corner of Shaumber Road and Dorrell Lane \(APN 126-24-210-001\), PD \(Planned Development\) Zone \[RSL \(Residential Small Lot\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
51. [VAR-26243 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLEN TELES REVOCABLE TRUST - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS ALLOWED on 1.1 acres at 1500 Rancho Circle \(APN 139-32-601-023\), R-A \(Ranch Acres\) Zone, Ward 1 \(Tarkanian\)](#)
52. [SDR-26163 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: IGLESIAS ANER TRUST 1997 - Request for a Site Development Plan Review FOR THE CONVERSION OF A 110-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 4.43 acres at 2850 South Decatur Boulevard \(APN 162-07-201-002\), R-3 \(Medium Density Residential\) Zone, Ward 1 \(Tarkanian\)](#)
53. [SDR-26214 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TOWNE TERRACE APARTMENTS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 50-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 0.83 acres at 322 South 7th Street \(APN 139-34-710-034\), R-5 \(Apartment\) Zone, Ward 3 \(Reese\)](#)

DIRECTOR'S BUSINESS:

54. [DIR-26541 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt the city of Las Vegas Planning Commission rules and regulations](#)

CITIZENS PARTICIPATION:

55. [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](#)