

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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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.

February 28, 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)

7. TMP-26420 - TENTATIVE MAP - GREAT MALL OF LAS VEGAS - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT - OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Tentative Map FOR A TWO LOT RESIDENTIAL/COMMERCIAL MIXED-USE SUBDIVISION on 64.97 acres, 1350 feet east of Durango Drive and adjacent to the north side of Deer Springs Way (APNs 125-20-601-003, 005, 006, 125-20-602-002, 003, 005 thru 008, 125-20-603-001 thru 004 and 125-21-201-001) T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed-Use - Town Center)], Ward 6 (Ross)
8. ANX-26436 - ANNEXATION APPLICANT/OWNER: JOEL HERMOSILLO - Petition to Annex a property at 4871 Reiter Avenue (APN 138-24-511-056) containing approximately 0.45 acres, Ward 5 (Barlow)
9. ANX-26466 - ANNEXATION - APPLICANT/OWNER: VIETNAM VETERAN'S OF AMERICA, CHAPTER 17 LAS VEGAS, NEVADA, INC. - Petition to Annex property located at 6424 West Cheyenne Avenue (APN 138-11-408-012), containing approximately 0.48 acres, 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.

10. 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)
11. VAR-25459 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BANI GRANADOS - Request for a Variance TO ALLOW TWO 58.86-FOOT WIDE LOTS WHERE 65-FEET IS REQUIRED on 0.71 acres at 170 Pecos Street (APN 140-31-401-046), R-1 (Single Family Residential) Zone, Ward 3 (Reese)
12. VAR-26493 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 212 LAS VEGAS BLVD, LLC - Request for a Variance TO ALLOW A TWO SIDED PROJECTING SIGN OF 42 SQUARE FEET WHERE 32 SQUARE FEET IS PERMITTED AND TO ALLOW A SETBACK OF ZERO FEET FROM THE CURB WHERE THREE FEET IS THE MINIMUM REQUIRED on 0.28 acres at 212 Las Vegas Boulevard South (APN 139-34-610-024), C-2 (General Commercial) Zone, Ward 3 (Reese)
13. RQR-26439 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: MIGUEL WILLIAM P, ET AL - Required Two Year Review of an approved Special Use Permit (SUP-2759) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 793 North Nellis Boulevard (APN 140-29-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

14. [WVR-26441 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW FIRST STREET TO TERMINATE IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED at the southeast corner of First Street and Boulder Avenue \(APN 139-34-410-046\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
15. [VAC-26443 - VACATION RELATED TO WVR-26441 - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Petition to Vacate Boulder Avenue between First Street and Casino Center Boulevard, the alley generally located at the northwest corner of Boulder Avenue and Casino Center Boulevard, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue, Ward 3 \(Reese\)](#)
16. [VAC-26442 - VACATION - PUBLIC HEARING - APPLICANT: A&P ENGINEERING - OWNER: CS 4015, LLC - Petition to vacate a 20 foot public drainage easement at 10591 West Lone Mountain Road, Ward 6 \(Ross\)](#)
17. [SDR-26350 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VELIA I. MONARREZ TRUST - Request for a Site Development Plan Review FOR A THREE-UNIT CONDOMINIUM DEVELOPMENT on 0.24 acres adjacent to the north side of McWilliams Avenue, approximately 105 feet west of "F" Street \(APN 139-27-310-036\), R-3 \(Medium Density Residential\) Zone, Ward 5 \(Barlow\)](#)
18. [SDR-26446 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLIFF SHADOWS, LLC - Request for a Site Development Plan Review FOR A TWO-STORY 23,940 SQUARE-FOOT OFFICE BUILDING on 1.75 acres at 3375 Novat Street \(APN 137-12-410-011\), PD \(Planned Development\) Zone \[VC \(Village Commercial\) Lone Mountain Special Land Use Designation\], Ward 4 \(Brown\)](#)

PUBLIC HEARING ITEMS

19. [ABEYANCE - RENOTIFICATION - 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 \(Brown\)](#)
20. [ABEYANCE - RENOTIFICATION - 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 \(Brown\) NOTE: THE R-E \(RESIDENCE ESTATES\) PORTION OF THIS APPLICATION IS UNDER RESOLUTION OF INTENT TO R-PD10 \(RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE\)](#)
21. [ABEYANCE - RENOTIFICATION - 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 248 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 \(Brown\) NOTE: THE R-E \(RESIDENCE ESTATES\) PORTION OF THIS APPLICATION IS UNDER RESOLUTION OF INTENT TO R-PD10 \(RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE\) AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 70 FEET WHERE 91 FEET IS REQUIRED AT THE SOUTHEAST PROPERTY LINE](#)
22. [ABEYANCE - RENOTIFICATION - 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 \(Brown\) NOTE:](#)

THE R-E (RESIDENCE ESTATES) PORTION OF THIS APPLICATION IS UNDER RESOLUTION OF INTENT TO R-PD10 (RESIDENTIAL PLANNED DEVELOPMENT - 10 UNITS PER ACRE)

23. ABEYANCE - 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)
24. ABEYANCE - 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)
25. ABEYANCE - 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)
26. ABEYANCE - 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)
27. ABEYANCE - 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)
28. ABEYANCE - 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)
29. ABEYANCE - 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)
30. 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)
31. 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)
32. 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)
33. ABEYANCE - 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)

34. ABEYANCE - 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 Boulevard (APN 139-31-410-127), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
35. ABEYANCE - 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)
36. ZON-26451 - REZONING - PUBLIC HEARING - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 16.38 acres adjacent to the north side of Bonanza Road, approximately 100 feet west of "H" Street (APNs 139-28-703-005, 139-28-703-013 through 015, 139-28-710-001 through 026, and 139-28-711-001 through 059), Ward 5 (Barlow)
37. VAR-26453 - VARIANCE RELATED TO ZON-26451 - PUBLIC HEARING - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL. - Request for a Variance TO ALLOW A LOT COVERAGE OF 100 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND TO ALLOW A ZERO-FOOT SETBACK TO THE SIDE, CORNER SIDE, AND REAR PROPERTY LINES FOR A HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT on 17.44 acres at the northwest corner of Bonanza Road and "H" Street (APNs 139-28-703-005, 139-28-703-013 through 016, 139-28-710-001 through 026, and 139-28-711-001 through 059), R-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow)
38. SUP-26452 - SPECIAL USE PERMIT RELATED TO ZON-26451 AND VAR-26453 - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 420-FOOT BUILDING IN THE A-O (AIRPORT OVERLAY) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET FOR A PROPOSED HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT at the northwest corner of Bonanza Road and "H" Street (APNs 139-28-703-005, 139-28-703-013 through 016, 139-28-710-001 through 026, and 139-28-711-001 through 059), R-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow)
39. SDR-26449 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-26451, VAR-26453, AND SUP-26452 - PUBLIC HEARING - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 41-STORY AND 30-STORY HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT INCLUDING A 1,727-ROOM HOTEL, A 72,596 SQUARE-FOOT NON-RESTRICTED GAMING FACILITY, AND 381,734 SQUARE FEET OF COMMERCIAL USES WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET WHERE EIGHT FEET IS REQUIRED AT INTERIOR PROPERTY LINES on 17.44 acres at the northwest corner of Bonanza Road and "H" Street (APNs 139-28-703-005, 139-28-703-013 through 016, 139-28-710-001 through 026, and 139-28-711-001 through 059), R-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow)
40. VAR-26385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND GARY LEAVITT - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 41 ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 0.52 acres at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
41. SUP-26383 - SPECIAL USE PERMIT RELATED TO VAR-26385 - PUBLIC HEARING - APPLICANT/OWNER: BRENT LEAVITT - Request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE FOOT PAWN SHOP AND A WAIVER TO ALLOW A 100 FOOT DISTANCE SEPARATION FROM ANOTHER SPECIFIED FINANCIAL INSTITUTION

WHERE 1000 FEET IS REQUIRED at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

42. SDR-26386 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-26385 AND SUP-26383 - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND GARY LEAVITT - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT RETAIL/OFFICE DEVELOPMENT on 0.52 acres at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
43. VAR-26447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Variance TO ALLOW A 1,200 SQUARE FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE WHERE 672 SQUARE FEET IS PERMITTED AND TO ALLOW THE OFF-PREMISE DIGITAL (BILLBOARD) SIGN TO BE ERRECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow)
44. ROC-26778 - REVIEW OF CONDITION RELATED TO VAR-26447 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Review of Condition to modify Condition Number 15 of an approved Site Development Plan Review (SDR-13904), WHICH STATED ON-SITE OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS SHALL BE REMOVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow)
45. SDR-26639 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-26447 AND ROC-26778 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 20-FOOT BY 60-FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE at the southwest corner of Bonanza Road and Martin L King Boulevard on 2.61 acres at the southwest corner of Bonanza Road and Martin L King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow)
46. RQR-26303 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KARR JERRY K AND JAMES N - Required Five Year Review of an approved Special Use Permit (U-0110-97) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2111 Western Avenue (APN 162-04-801-001), M (Industrial) Zone, Ward 3 (Reese)
47. RQR-26324 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LIONEL SAWYER & COLLINS - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 2900 Sirius Avenue (APN 162-08-418-002), M (Industrial) Zone, Ward 1 (Tarkanian)
48. SUP-23285 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: METRO PCS NEVADA, LLC - OWNER: D&W, INC. - Request for a Special Use Permit FOR A PROPOSED 10-FOOT EXTENSION TO AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 120 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
49. SUP-26391 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 701 SHADOW, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Barlow)
50. SDR-26390 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-26391 - PUBLIC HEARING - APPLICANT/OWNER: 701 SHADOW, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5213) TO ADD A FOURTH STORY CONSISTING OF 10 RESIDENTIAL UNITS TO AN APPROVED THREE-STORY, 31,293 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT on 1.69 acres at 701 Shadow Lane (APN 139-33-402-001), PD (Planned Development) Zone, Ward 5 (Barlow)
51. SUP-26417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 105 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS

REQUIRED AND TO ALLOW AN AUTO TITLE LOAN ESTABLISHMENT TO BE 1,215 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED at the northwest corner of Durango Drive and Centennial Parkway (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Zone, Ward 6 (Ross)

52. SUP-26427 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLARENCE LONG - OWNER: DECATUR SHOPPING CENTER ASSOCIATES, LP. - Request for a Special Use Permit FOR AN EXPANSION OF AN EXISTING SOCIAL SERVICE PROVIDER at 1401 North Decatur Boulevard, Suites #3 & 4 (APN 138-25-503-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

CITIZENS PARTICIPATION:

53. 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