

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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Vicki Quinn

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.

April 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. [TMP-27083 - TENTATIVE MAP - LONE MOUNTAIN/PULI - APPLICANT: LOCATIONS, INC. - OWNER: NORTHWEST ESTATES, LLC, ET AL - Request for a Tentative Map FOR A 308-LOT SINGLE FAMILY RESIDENTIAL](#)

SUBDIVISION on 38.6 acres adjacent to the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001 and 009, 137-01-201-001, 002, 011, 012, 137-01-301-001 and 002), PD (Planned Development) Zone, Ward 4 (Brown)

7. ANX-27240 - ANNEXATION - APPLICANT/OWNER: CAROLYN LEE AHERN 1998 SEPARATE PROPERTY TRUST- Petition to Annex property located on the east side of Oso Blanca Road alignment 875 feet north of the Kyle Canyon Road alignment containing approximately 1.66 acres (APN 126-01-601-016), Ward 6 (Ross).

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.

8. ANX-27030 - ANNEXATION - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY AND BUREAU OF LAND MANAGEMENT - Petition to annex property generally located on the south side of Moccasin Avenue alignment, 660 feet west of Larry McBryde Street alignment, containing approximately 33.66 acres (APNs 126-01-101-002, 003, 004, 007, 015, and 016), Ward 6 (Ross)
9. GPA-26741 - 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: ROW (RIGHT-OF-WAY) TO: PF (PUBLIC FACILITIES) on 0.16 acres adjacent to the south side of Durango Drive and Juliano Road (APN 125-29-502-030), Ward 6 (Ross)
10. ZON-26742 - REZONE RELATED TO GPA-26741 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: ROW (RIGHT-OF-WAY) TO: CV (CIVIC) on 0.16 acres adjacent to the south side of Durango Drive and Juliano Road (APN 125-29-502-030), Ward 6 (Ross)
11. GPA-27383 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 5.07 acres on the north side of Centennial Parkway approximately 330 feet west of Fort Apache Road (APN 125-19-802-013), Ward 6 (Ross)
12. RQR-27071 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: MARTIN W. GREENWALD - Required Two-Year Review of an approved Special Use Permit (U-0237-94) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 4850 North Rancho Drive (APN 125-35-401-004), C-2 (General Commercial) Zone, Ward 6 (Ross)
13. VAC-27093 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NEVADA CARWASH ASSOCIATES II, LLC - Petition to Vacate a 33-foot wide U.S. Government Patent Easement at 5550 West Charleston Boulevard, Ward 1 (Tarkanian)
14. VAC-27172 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SKY POINTE HOTEL GROUP LLC - Petition to Vacate a portion of a 10-foot wide public drainage easement at 5701 Sky Pointe Drive, Ward 6 (Ross)
15. VAC-27239 - VACATION - PUBLIC HEARING - APPLICANT: SIEGEL GROUP NEVADA, INC - OWNER: GOLD SPIKE HOLDINGS, LLC - Petition to Vacate a portion of a 20-foot wide public alley generally located 140 feet west of the

northwest corner of Ogden Avenue and Las Vegas Boulevard, Ward 5 (Barlow)

16. SDR-27195 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review TO RAISE AN EXISTING 57.4 FOOT TALL OFF-PREMISE SIGN (BILLBOARD) TO A HEIGHT OF 70 FEET on 95.96 acres at 3415 East Bonanza Road (APN 139-36-502-003), C-V (Civic) Zone, Ward 3 (Reese)
17. SDR-27196 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: BOYS CLUBS OF CLARK COUNTY, INC. - Request for a Site Development Plan Review TO RAISE AN EXISTING 63-FOOT TALL OFF-PREMISE SIGN (BILLBOARD) TO A HEIGHT OF 80 FEET on 0.17 acres at 2800 Marlin Avenue (APN 139-36-213-001), R-4 (High Density Residential) Zone, Ward 3 (Reese)
18. SDR-27197 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: VEGAS OUTDOOR ADVERTISING - Request for a Site Development Plan Review TO RAISE AN EXISTING 65.2 FOOT TALL OFF-PREMISE SIGN (BILLBOARD) TO A HEIGHT OF 75 FEET on 0.10 acres at 369 North 13th Street (APN 139-35-212-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
19. SDR-27284 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECCOLE RANCH 9-B, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 17.57 acres at the southwest corner of Charleston Boulevard and Apple Drive (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)

PUBLIC HEARING ITEMS

20. ABEYANCE - 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)
21. ABEYANCE - 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)
22. ABEYANCE - 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)
23. ABEYANCE - VAR-26858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS C BURGER - Request for a Variance TO ALLOW A 47.5-FOOT FRONT YARD SETBACK WHERE 55 FEET IS REQUIRED, A 46-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH AND A 6.5-FOOT SIDE YARD SETBACK ON THE NORTH WHERE 10 FEET IS REQUIRED FOR PROPOSED ADDITIONS on 0.51 acres at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 2 (Wolfson)
24. ABEYANCE - SUP-26859 - SPECIAL USE PERMIT RELATED TO VAR-26858 - PUBLIC HEARING - APPLICANT/OWNER: THOMAS C BURGER - Request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 2 (Wolfson)

25. [ABEYANCE - SUP-26866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAE UN LEE - OWNER: AZURE AND TENAYA, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT on the south side of Azure Drive, approximately 740 feet west of Tenaya Way \(APN 125-27-222-012\), T-C \(Town Center\) Zone \[SX-TC \(Suburban Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
26. [ABEYANCE - SDR-26865 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-26866 - PUBLIC HEARING - APPLICANT: HAE UN LEE - OWNER: AZURE AND TENAYA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 16,249 SQUARE-FOOT RETAIL DEVELOPMENT INCLUDING A 11,924 SQUARE-FOOT PACKAGED LIQUOR OFF-SALE ESTABLISHMENT on 1.6 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way \(APN 125-27-222-012\), T-C \(Town Center\) Zone \[SX-TC \(Suburban Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
27. [GPA-26994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Community Design Element and revise the 2020 Master Plan.](#)
28. [GPA-27004 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Schools Facilities Element and revise the 2020 Master Plan.](#)
29. [GPA-27024 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ANDERSON DAIRY, INC. - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: SC \(SERVICE COMMERCIAL\) TO: LI/R \(LIGHT INDUSTRY/RESEARCH\) on 2.86 acres at the northeast corner of Las Vegas Boulevard and Searles Avenue \(APNs 139-26-102-002\), Ward 5 \(Barlow\)](#)
30. [ZON-27025 - REZONING RELATED TO GPA-27024 - PUBLIC HEARING - APPLICANT/OWNER: ANDERSON DAIRY, INC. - Request for a Rezoning FROM: C-1 \(LIMITED COMMERCIAL\) TO: C-M \(COMMERCIAL/INDUSTRIAL\) on 2.86 acres at the northeast corner of Las Vegas Boulevard and Searles Avenue \(APN 139-26-102-002\), Ward 5 \(Barlow\)](#)
31. [SUP-27026 - SPECIAL USE PERMIT RELATED TO GPA-27024 AND ZON-27025 - PUBLIC HEARING - APPLICANT/OWNER: ANDERSON DAIRY, INC. - Request for a Special Use Permit FOR A PROPOSED 30,248 SQUARE-FOOT HEAVY MANUFACTURING \(BOTTLING\) FACILITY at the northeast corner of Las Vegas Boulevard and Searles Avenue \(APN 139-26-102-002\), C-1 \(Limited Commercial\) Zone \[Proposed: C-M \(Commercial/Industrial\) Zone\], Ward 5 \(Barlow\)](#)
32. [GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L \(LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way \(APNs 138-24-305-001 and 003\), Ward 5 \(Barlow\)](#)
33. [ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) UNDER RESOLUTION OF INTENT TO R-PD4 \(RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE\) TO: C-1 \(LIMITED COMMERCIAL\) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way, \(APNs 138-24-305-001 and 003\), Ward 5 \(Barlow\)](#)
34. [SDR-27298 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-27296 AND ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 20,000 SQUARE-FOOT MEDICAL OFFICE/CLINIC/RETAIL DEVELOPMENT on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way \(APNs 138-24-305-001 and 003\), R-E \(Residence Estates\) under Resolution of Intent to R-PD4 \(Residential Planned Development - 4 Units Per Acre\) Zone \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 5 \(Barlow\)](#)
35. [GPA-27302 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD \(PLANNED COMMUNITY DEVELOPMENT\) TO: H \(HIGH DENSITY RESIDENTIAL\) on 5.18 acres adjacent to the west side of Shaumber Road and Bright Angel Way, approximately 665 feet north of Tropical Parkway \(APN 126-25-201-002\), Ward 6 \(Ross\)](#)

36. [GPA-27309 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: MLA \(MEDIUM DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.01 on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard \(APNs 139-21-610-222 through 225\), Ward 5 \(Barlow\)](#)
37. [ZON-27311 - REZONING RELATED TO GPA-27309 - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request for a Rezoning FROM: R-2 \(MEDIUM-LOW DENSITY RESIDENTIAL\) TO: C-1 \(LIMITED COMMERCIAL\) on 2.1 acres on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard \(APNs 139-21-610-222 through 225, 139-21-610-294-295 and 139-21-610-332\), Ward 5 \(Barlow\)](#)
38. [SDR-27314 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-27309 AND ZON-27311 - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED 17,620 SQUARE-FOOT RETAIL DEVELOPMENT, INCLUDING A 2,000 SF MEDICAL OFFICE BUILDING WITH WAIVER TO ALLOW A 3.5-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE A FIFTEEN FOOT LANDSCAPE BUFFER IS REQUIRED on 2.1 acres on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard \(APNs 139-21-610-222 through 225, 294, 295 and 332\), Ward 5 \(Barlow\)](#)
39. [VAR-27096 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOUSHANG ROOHANT FAMILY TRUST - Request for a Variance TO ALLOW 60 PARKING SPACES WHERE 69 IS REQUIRED FOR A PROPOSED BEAUTY SHOP AT AN EXISTING RETAIL DEVELOPMENT on 0.92 acres at 625 North Lamb Boulevard \(APN 140-30-803-009\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
40. [VAR-27280 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY HELMS - Request for a Variance TO ALLOW A PROPOSED HABITABLE ACCESSORY STRUCTURE \(CLASS I\) TO BE 25 FEET IN HEIGHT WHERE A HEIGHT OF 11.75 FEET IS PERMITTED AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.22 acres at 809 Upland Boulevard \(APN 138-36-403-007\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\)](#)
41. [SUP-27281 - SPECIAL USE PERMIT RELATED TO VAR-27280 - PUBLIC HEARING - APPLICANT/OWNER: TERRY HELMS - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE \(CLASS I\) WITH KITCHEN at 809 Upland Boulevard \(APN 138-36-403-007\), R-1 \(Single Family Residential\) Zone, Ward 1 \(Tarkanian\)](#)
42. [VAR-27282 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELECTRICAL & UTILITY WRKRS CORP - Request for a Variance TO ALLOW A PROPOSED 51-FOOT HIGH ACCESSORY STRUCTURE \(WIND TURBINE\) WHERE THE MAXIMUM HEIGHT IS 30 FEET at 620 Leigon Way \(APN 140-30-803-012\), C-1 \(Limited Commercial\) and C-2 \(General Commercial\) Zones, Ward 3 \(Reese\)](#)
43. [VAR-27287 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW 432 PARKING SPACES WHERE 557 SPACES WERE ALLOWED on 31.40 acres at the southwest corner of Alexander Road and I-215 \(APNs 137-12-114-001 through 077, 122 through 126, 158 through 304 and 310 through 371\), PD \(Planned Development\) Zone, Ward 4 \(Brown\)](#)
44. [VAR-27318 - VARIANCE - PUBLIC HEARING - APPLICANT: KUMAR & RITU CHOPRA - OWNER: JOE AND ANNE L PITMAN LIVING TRUST - Request for a Variance TO ALLOW 17 PARKING SPACES WHERE 22 SPACES ARE REQUIRED AND ZERO LOADING SPACES WHERE ONE IS REQUIRED on 0.26 acres at 2508 Cedar Avenue \(APN 139-36-210-013\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
45. [SDR-27316 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-27318 - PUBLIC HEARING - APPLICANT: KUMAR & RITU CHOPRA - OWNER: JOE AND ANNE L PITMAN LIVING TRUST - Request for a Site Development Plan Review FOR A 2,950 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 10-FOOT LANDSCAPING BUFFER ON THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A WAIVER TO ALLOW NO LANDSCAPING BUFFER ON THE WEST, EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.26 acres at 2508 Cedar Avenue \(APN 139-36-210-013\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)

46. [VAR-27432 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. - Request for a Variance TO ALLOW A 40.2 FOOT TALL BUILDING, OFFICE BUILDING WHERE 35 FEET IS ALLOWED on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street \(APN 138-03-602-018\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] \[PROPOSED: O \(Office\) Zone\], Ward 4 \(Brown\)](#)
47. [RQR-26970 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of an approved Special Use Permit \(SUP-3115\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 6118 West Sahara Avenue \(APN 163-02-802-004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
48. [SUP-27200 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BDL INVESTMENTS LLC - OWNER: SAHARA FITNESS LTD LLC - Request for a Special Use Permit FOR A PROPOSED PAWN SHOP at 7960 West Sahara Avenue, Suite #120 \(APN 163-04-805-007\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)
49. [SUP-27256 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: D I PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW A ZERO-FOOT RESIDENTIAL SEPARATION WHERE 200 FEET IS REQUIRED at 3060 East Bonanza Road \(APN 139-25-405-009\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
50. [SUP-27291 - SPECIAL USE PERMIT - APPLICANT: GRAND CENTRAL SOUTH PARTNERS, LLC - OWNER: UNION PACIFIC RAILROAD COMPANY, ET AL. - Request for a Special Use Permit FOR A PROPOSED HOTEL LOUNGE BAR WITHIN A PROPOSED 61-STORY HOTEL DEVELOPMENT at the northeast corner of Grand Central Parkway and Charleston Boulevard \(APNs 139-33-810-003 through 006\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\)](#)
51. [SUP-27292 - SPECIAL USE PERMIT RELATED TO SUP-27291 - APPLICANT: GRAND CENTRAL SOUTH PARTNERS, LLC - OWNER: UNION PACIFIC RAILROAD COMPANY, ET AL - Request for a Special Use Permit FOR A PROPOSED 700-FOOT HIGH BUILDING WITHIN THE A-O \(AIRPORT OVERLAY\) DISTRICT WHERE THE HEIGHT LIMITATION IS 200 FEET FOR A PROPOSED 61-STORY HOTEL DEVELOPMENT at the northeast corner of Grand Central Parkway and Charleston Boulevard \(APNs 139-33-810-003 through 006\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\)](#)
52. [VAC-27293 - VACATION RELATED TO SUP-27291 AND SUP-27292 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CENTRAL SOUTH PARTNERS, LLC - Petition to vacate a 60-foot wide section of public right-of-way and access easement commonly known as Iron Horse Court generally located 468 feet north of Charleston Boulevard, adjacent to the west side of Grand Central Parkway, Ward 5 \(Barlow\)](#)
53. [SDR-27290 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-27291, SUP-27292 AND VAC-27293 - PUBLIC HEARING - APPLICANT: GRAND CENTRAL SOUTH PARTNERS, LLC - OWNER: UNION PACIFIC RAILROAD COMPANY, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 61-STORY HOTEL DEVELOPMENT INCLUDING A 2,500-ROOM HOTEL, A 260,000 SQUARE-FOOT CONVENTION FACILITY, AND 11,100 SQUARE FEET OF COMMERCIAL USES WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENT AND STREETSCAPE STANDARDS on 12.54 acres at the northeast corner of Grand Central Parkway and Charleston Boulevard \(APNs 139-33-810-003 through 006\), PD \(Planned Development\) Zone, Ward 5 \(Barlow\)](#)
54. [SUP-27313 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 95 PACIFIC SUPERMARKET - OWNER: D & W, INC - Request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGED LIQUOR OFF-SALE at 232 North Jones Boulevard \(APN 138-25-404-004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
55. [SUP-27317 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANTHONY TARVIN, ET AL - OWNER: MISSION SPRING PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO at 1104 Fremont Street \(APN 139-35-317-001\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)

CITIZENS PARTICIPATION:

56. [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