

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 Larry Brown, (Ward 4)
Councilman Steve Wolfson, (Ward 2)
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Councilman Ricki Y. Barlow (Ward 5)
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Richard Truesdell
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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.

July 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.

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. [SUP-28382 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAL-MART STORES, INC - OWNER: PAN PACIFIC DEVELOPMENT, INC. - Request for a Special Use Permit FOR A 130,942 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 3041 North Rainbow Boulevard \(APN 138-15-502-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
7. [SUP-28534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VITALI KLOCHKO - Request for a Special Use Permit FOR AN EXISTING 514 SQUARE-FOOT ACCESSORY STRUCTURE \(CLASS I\) WITH A KITCHEN at 820 Trotter Circle \(APN 139-32-810-009\), R-PD2 \(Residential Planned Development - 2 Units Per Acre\) Zone, Ward 1 \(Tarkanian\)](#)
8. [SDR-28536 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TREVI MANUFACTURING - OWNER: 2701 WESTWOOD, LLC - Request for a Site Development Plan Review FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW \[Z-0062-60\(1\)\] TO ALLOW FOR PARKING LOT MODIFICATIONS on 1.45 acres at 2701 Westwood Drive \(APN 162-09-102-002\), M \(Industrial\) Zone, Ward 1 \(Tarkanian\)](#)

PUBLIC HEARING ITEMS

9. [TABLED - RENOTIFICATION - 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 \(PUBLIC FACILITIES\) on 131.7 acres at the southwest corner of Ann Road and the 215-Beltway \(APN 126-36-201-002\), Ward 6 \(Ross\)](#)
10. [TABLED - RENOTIFICATION - 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 \(Ross\)](#)
11. [ABEYANCE - ZON-28018 - REZONING - PUBLIC HEARING - APPLICANT: BLOKHAUS DEVELOPMENT, LP - OWNER: ARTCENTRAL SOUTH, LLC - Request for a Rezoning FROM: R-4 \(HIGH DENSITY RESIDENTIAL\) TO: R-5 \(APARTMENT\) on 0.48 acres at the southwest corner of Utah Avenue and Casino Center Boulevard \(APNs 162-03-210-039 and 040\), Ward 3 \(Reese\)](#)
12. [ABEYANCE - SDR-28017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-28018 - PUBLIC HEARING - APPLICANT: BLOKHAUS DEVELOPMENT, LP - OWNER: ARTCENTRAL SOUTH, LLC - Request a Site Development Plan Review FOR A 55-UNIT APARTMENT COMPLEX WITH WAIVERS OF THE DOWNTOWN CENTENNIAL STREETScape AND ARCHITECTURAL STANDARDS on 0.48 acres at the southwest corner of Utah Avenue and Casino Center Boulevard \(APNs 162-03-210-039 and 040\), Ward 3 \(Reese\)](#)
13. [ABEYANCE - RENOTIFICATION - SDR-28121 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 144-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street \(APN 139-27-502-003\), R-5 \(Apartment\) Zone, Ward 5 \(Barlow\) NOTE: THE APPLICANT HAS REVISED THE UNIT TOTAL TO 150 UNITS](#)
14. [ABEYANCE - SUP-28274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit FOR A PROPOSED 125-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at the northeast corner of Cheyenne Avenue and Durango Drive \(APN 138-09-401-014\), C-V \(Civic\) Zone, Ward 4 \(Brown\)](#)
15. [GPA-27006 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Public Services and Facilities Element and revise the 2020 Master Plan](#)

16. [GPA-28388 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O \(OFFICE\) TO: LI/R \(LIGHT INDUSTRIAL/RESEARCH\) on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on Balsam Street \(APNs 138-03-602-007 through 010\), Ward 4 \(Brown\)](#)
17. [ZON-28389 - REZONING RELATED TO GPA-28388 - PUBLIC HEARING - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) AND U \(UNDEVELOPED\) \[O \(OFFICE\) GENERAL PLAN DESIGNATION\] TO: C-PB \(PLANNED BUSINESS PARK\) AND M \(INDUSTRIAL\) on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on Balsam Street \(APNs 138-03-602-007 through 010\), Ward 4 \(Brown\)](#)
18. [VAR-28392 - VARIANCE RELATED TO GPA-28388 AND ZON-28389 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request for a Variance TO ALLOW A 4.62 ACRE C-PB \(PLANNED BUSINESS PARK\) ZONING DISTRICT WHERE 20 ACRES IS THE MINIMUM SITE AREA REQUIRED AND TO ALLOW A 10-FOOT SIDE SETBACK WHERE 50 FEET IS REQUIRED FOR AN M \(INDUSTRIAL\) DISTRICT LOCATED ADJACENT TO A RESIDENTIAL DISTRICT on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on Balsam Street \(APNs 138-03-602-007 through 010\), R-E \(Residence Estates\) Zone and U \(Undeveloped\) \[O \(Office\) General Plan Designation\] Zone \[PROPOSED: C-PB \(Planned Business Park\) and M \(Industrial\)\], Ward 4 \(Brown\)](#)
19. [VAC-28393 - VACATION RELATED TO GPA-28388, ZON-28389 AND VAR-28392 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request to Vacate a 60-foot wide portion of Balsam Street located approximately 300 feet south of Red Coach Avenue \(APNs 138-03-602-007 through 009\), Ward 4 \(Brown\)](#)
20. [SDR-28390 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28388, ZON-28389 VAR-28392, AND VAC-28393 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 51,250 SQUARE-FOOT WAREHOUSE CENTER WITH 18,100 SQUARE FEET OF OFFICE WITH WAIVERS TO ALLOW A 10-FOOT LANDSCAPE BUFFER ON THE EASTERN PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ON THE WESTERN AND PORTIONS OF THE SOUTHERN PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 5.62 acres at 4505 and 4515 Balsam Street, 4491 North Rainbow Boulevard and 2.39 acres 300 feet south of Red Coach Avenue on Balsam Street \(APNs 138-03-602-007 through 010\), R-E \(Residence Estates\) Zone and U \(Undeveloped\) \[O \(Office\) General Plan Designation\] Zone \[PROPOSED: C-PB \(Planned Business Park\) and M \(Industrial\)\], Ward 4 \(Brown\)](#)
21. [GPA-28394 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request to Amend a portion of the Northwest Sector of the Centennial Hills Master Plan FROM: O \(OFFICE\) TO: SC \(SERVICE COMMERCIAL\) on 2.37 acres on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue \(APNs 138-03-510-011, 012 and 013\), Ward 4 \(Brown\)](#)
22. [ZON-28396 - REZONING RELATED TO GPA-28394 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[O \(OFFICE\) GENERAL PLAN DESIGNATION\] TO: C-1 \(LIMITED COMMERCIAL\) on 2.37 acres on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue \(APNs 138-03-510-011, 012 and 013\), Ward 4 \(Brown\)](#)
23. [VAR-28400 - VARIANCE RELATED TO GPA-28394 AND ZON-28396 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Variance to ALLOW FIVE PARKING SPACES WHERE 16 SPACES ARE REQUIRED FOR A PROPOSED 74,540 SQUARE-FOOT MINI-STORAGE AND BOAT/RV STORAGE FACILITY on 2.37 acres on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue \(APNs 138-03-510-011, 012 and 013\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 4 \(Brown\)](#)
24. [VAR-28651 - VARIANCE RELATED TO GPA-28394, ZON-28396 AND VAR-28651 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Variance TO ALLOW A ZERO-FOOT BUILDING SETBACK WHERE 10 FEET IS REQUIRED ALONG THE NORTH AND SOUTH PROPERTY LINES; A 10-FOOT SETBACK WHERE 20 FEET IS REQUIRED ALONG THE EAST PROPERTY LINE AND A 10-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 75 FEET ALONG THE WEST PROPERTY LINE FOR A PROPOSED 74,540 SQUARE-FOOT MINI-STORAGE AND BOAT/RV STORAGE FACILITY on 2.37 acres on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue \(APNs 138-03-510-011, 012 and 013\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] \[PROPOSED: C-1](#)

(Limited Commercial)], Ward 4 (Brown)

25. SUP-28398 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396, VAR-28400 AND VAR-28651 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Special Use Permit FOR A PROPOSED BOAT/RV STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)
26. SUP-28399 - SPECIAL USE PERMIT RELATED TO GPA-28394, ZON-28396, VAR-28400, VAR-28651 AND SUP-28398 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY on the west side of Rainbow Boulevard, approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)
27. SDR-28397 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28394, ZON-28396, VAR-28400, VAR-28651, SUP-28398, AND SUP-28399 - PUBLIC HEARING - APPLICANT/OWNER: KRAFT FAMILY, LP, ET AL - Request for a Site Development Plan Review FOR A 74,540 SQUARE-FOOT MINI-STORAGE AND BOAT/RV STORAGE FACILITY WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.37 acres on the west side of Rainbow Boulevard , approximately 150 feet north of Red Coach Avenue (APNs 138-03-510-011, 012 and 013), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown)
28. GPA-28505 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CENTRO FAMILIAR CRISTIANO (AGUILAS) - OWNER: AMERICAN WHEELCHAIR VETERANS AND ERNEST J. FRESQUEZ, JR. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), Ward 5 (Barlow)
29. ZON-28506 - REZONING RELATED TO GPA-28505 - PUBLIC HEARING - APPLICANT: CENTRO FAMILIAR CRISTIANO (AGUILAS) - OWNER: AMERICAN WHEELCHAIR VETERANS AND ERNEST J. FRESQUEZ, JR. - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) TO: C-V (CIVIC) on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), Ward 5 (Barlow)
30. SDR-28517 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28505 AND ZON-28506 - PUBLIC HEARING - APPLICANT: CENTRO FAMILIAR CRISTIANO (AGUILAS) - OWNER: AMERICAN WHEELCHAIR VETERANS AND ERNEST J. FRESQUEZ, JR. - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 106,500 SQUARE-FOOT HOUSE OF CHURCH/WORSHIP WITH ACCESSORY PRIVATE SCHOOL AND CHILDCARE on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and R-D (Single Family Residential-Restricted) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow)
31. GPA-28510 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), Ward 6 (Ross)
32. ZON-28511 - REZONING RELATED TO GPA-28510 - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), Ward 6 (Ross)
33. VAR-28514 - VARIANCE RELATED TO GPA-28510 AND ZON-28511 - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request for a Variance TO ALLOW A 10.83-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED COMMERCIAL BUILDING on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)
34. SUP-28513 - SPECIAL USE PERMIT RELATED TO GPA-28510, ZON-28511 VAR-28514, AND SDR-28512 - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request for a Special Use Permit FOR A BUILDING MAINTENANCE SERVICE AND SALES at 3920 Leon Avenue (APN 138-12-110-020), O (Office) Zone

[PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)

35. SDR-28512 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28510, ZON-28511, VAR-28514, AND SUP-28513 - PUBLIC HEARING - APPLICANT/OWNER: FIELD DEVELOPMENT, LLC - Request for a Site Development Plan Review FOR A 4,500 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES FACILITY AND AN EXISTING 6,120 SQUARE-FOOT OFFICE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH, SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 1.04 acres at 3920 Leon Avenue (APN 138-12-110-020), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)
36. GPA-28521 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.38 acres at 1818 Balzar Avenue (APN 139-21-102-008), Ward 5 (Barlow)
37. ZON-28523 - REZONING RELATED TO GPA-28521 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request for a Rezoning FROM: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 4.38 acres at 1818 Balzar Avenue (APN 139-21-102-008), Ward 5 (Barlow)
38. SDR-28524 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28521, ZON-28523 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY 111-UNIT SENIOR CITIZEN APARTMENT BUILDINGS on 4.38 acres at 1818 Balzar Avenue (APN 139-21-102-008), R-MHP (Residential Mobile/Manufactured Home Park) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow)
39. MOD-28530 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS - Request for a Major Modification of the Medical District Plan FROM: MD-1 (MEDICAL SUPPORT) TO: MD-2 (MAJOR MEDICAL) SPECIAL LAND USE DESIGNATION on 17.49 acres at 1001 Shadow Lane (APN 139-33-406-005), Ward 5 (Barlow)
40. VAC-28532 - VACATION RELATED TO MOD-28530 - PUBLIC HEARING - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS - Petition to Vacate a portion of Hastings Avenue generally located west of Hastings Avenue and Desert Lane, Ward 5 (Barlow)
41. SDR-28531 - SITE DEVELOPMENT PLAN REVIEW RELATED MOD-28530 AND VAC-28532 - APPLICANT/OWNER: BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 66,200 SQUARE-FOOT UNIVERSITY EDUCATION AND ADMINISTRATION BUILDING ADDITION TO AN EXISTING UNIVERSITY CAMPUS on 17.49 acres at 1001 Shadow Lane (APN 139-33-406-005), PD-(Planned Development) Zone [MD-1 (Medical Support) Zone PROPOSED: MD-2 (Major Medical)], Ward 5 (Barlow)
42. WVR-28533 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: TBG DEVELOPMENT I, LLC - Request for a Waiver TO ALLOW A ZERO-FOOT LANDSCAPING BUFFER ALONG A 37.5-FOOT PORTION AND TO ALLOW A 1.5-FOOT LANDSCAPING BUFFER ON A 30-FOOT PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.88 acres at 7605 Grand Teton Drive (APN 125-16-502-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross)
43. VAR-28497 - VARIANCE - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 152 FEET WHERE 240 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.17 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
44. SUP-28496 - SPECIAL USE PERMIT RELATED TO VAR-28497 - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Special Use Permit FOR A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

45. [SDR-28498 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-28497 AND SUP-28496 - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Major Amendment to an approved Site Development Plan Review \(Z-0011-98\) TO ALLOW A ZERO-FOOT REAR LANDSCAPE BUFFER WHERE A 21-FOOT LANDSCAPE BUFFER WAS APPROVED on 1.17 acres at 3250 North Bronco Street \(APN 138-11-804-021\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
46. [SUP-28467 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AAMAX ENTERPRISES, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED GENERAL RETAIL STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 370 FEET FROM A PROTECTED USE, WHERE 400 FEET IS REQUIRED at 540 North Eastern Avenue, Suite #145 \(APN 139-36-110-040\), R-E \(Residence Estates\) Zone under Resolution of Intent to C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)

DIRECTOR'S BUSINESS:

47. [TXT-28661 - TEXT AMENDMENT - PUBLIC HEARING APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 18.20 to revise the public notice requirements for Vacation applications that are forwarded to City Council](#)

CITIZENS PARTICIPATION:

48. [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](#)