

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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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.

September 25, 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-29348 - TENTATIVE MAP - CLIFFS EDGE AT PROVIDENCE - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Request for a Tentative Map FOR A 234-UNIT CONDOMINIUM DEVELOPMENT on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road \(APN 126-24-410-003\), PD \(Planned Development\) Zone \[M \(Medium Residential\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)

7. [ANX-28049 - ANNEXATION - APPLICANT/OWNER: THE GERALD TREICHEL REVOCABLE LIVING TRUST - Petition to Annex property at 6971 West Red Coach Avenue, containing approximately 0.50 acres \(APN 138-03-602-002\), Ward 4 \(Brown\)](#)

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. [ABEYANCE - VAC-29235 - VACATION - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LV LAND PARTNERS - Petition to Vacate an alley and a public access easement at 300 and 330 East Charleston Boulevard, Ward 3 \(Reese\)](#)
9. [VAR-29441 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE 18 FEET IS REQUIRED on 0.06 acres at 6785 Briarwood Bend \(APN 125-27-816-005\), R-PD8 \(Residential Planned Development - 8 Units Per Acre\) Zone, Ward 6 \(Ross\)](#)
10. [RQR-29149 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BOB TAYLOR'S RANCH HOUSE - OWNER: FLETCHER JONES SR. TRUST - Required Five-Year Review of an approved Special Use Permit \[U-0035-93\(1\)\] FOR A 40-FOOT HIGH, 12.5-FOOT BY 17.5-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 5501 Drexel Road \(APN 125-34-501-003\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
11. [RQR-29275 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CONNELL COMPANY - OWNER: RANCHO OASIS, LP - Required Five-Year Review of an approved Variance \(V-0023-95\) FOR TWO 14-FOOT BY 48-FOOT OFF-PREMISE SIGNS \(BILLBOARDS\) at 2951 and 2991 North Rancho Drive \(APN 138-13-601-019\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
12. [SDR-29382 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: WAL-MART REALTY COMPANY - Request for a Major Amendment to an approved Site Development Plan Review \[Z-0096-84\(17\)\] FOR A PROPOSED 2,838 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A THREE-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on a portion of 6.31 acres at 6151 West Lake Mead Boulevard \(APN 138-23-719-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)

PUBLIC HEARING ITEMS

13. [ABEYANCE - RENOTIFICATION - VAR-28916 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JULIETA DILUNA - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK FOR A PROPOSED CARPORT WHERE 20 FEET IS REQUIRED on 0.17 acres at 124 Rancho Vista Drive \(APN 139-32-514-001\), R-1 \(Single Family Residential\) Zone, Ward 5 \(Barlow\) NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A NINE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED](#)
14. [ABEYANCE - VAR-28974 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN MOSS - Request for a Variance TO ALLOW AN EXISTING 23-FOOT HIGH, 2,080 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II \(BATTING CAGE\) WHERE AN 18-FOOT HIGH, 1,785 SQUARE-FOOT ACCESSORY STRUCTURE IS ALLOWED on 1.05 acres at 5100 Grand Teton Drive \(APN 125-12-801-025\), R-E \(Residence Estates\) Zone, Ward 6 \(Ross\)](#)
- 15.

- [ABEYANCE - SUP-28989 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN at 7071 North Hualapai Way, Suite #110 \(APN 126-24-517-001\), PD \(Planned Development\) Zone \[VC \(Village Commercial\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
16. [ABEYANCE - SUP-28990 - SPECIAL USE PERMIT RELATED TO SUP-28989 - PUBLIC HEARING - APPLICANT/OWNER: PROVIDENCE VILLAGE, LLC - Request for a Special Use Permit FOR GAMING \(INCIDENTAL GAMING MACHINES ONLY\) WITHIN A PROPOSED TAVERN at 7071 North Hualapai Way, Suite #110 \(APN 126-24-517-001\), PD \(Planned Development\) Zone \[VC \(Village Commercial\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
17. [ZON-29419 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NINETY-FIVE FORT APACHE COMPLEX, LLC - Request for a Rezoning FROM: C-2 \(GENERAL COMMERCIAL\) AND R-E \(RESIDENCE ESTATES\) TO: C-1 \(LIMITED COMMERCIAL\) on 3.89 acres at the northwest corner of Horse Drive and Fort Apache Road \(APN 125-07-710-001\), Ward 6 \(Ross\)](#)
18. [SDR-29420 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29419 - PUBLIC HEARING - APPLICANT/OWNER: NINETY-FIVE FORT APACHE COMPLEX, LLC - Request for a Site Development Plan Review FOR A 50,100 SQUARE-FOOT TWO-STORY COMMERCIAL DEVELOPMENT AND A WAIVER OF THE BUILDING PLACEMENT STANDARDS on 3.89 acres at the northwest corner of Horse Drive and Fort Apache Road \(APN 125-07-710-001\), C-2 \(General Commercial\) and R-E \(Residence Estates\) Zones \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\)](#)
19. [ROC-29435 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Review of Condition Number 3 of an approved Site Development Plan Review \(SD-0041-02\) TO ALLOW VEHICULAR ACCESS TO MESQUITE AVENUE on 0.61 acres at 520 North Eastern Avenue \(APNs 139-36-110-004 and 039\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
20. [VAR-29437 - VARIANCE RELATED TO ROC-29435 - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Variance TO ALLOW 33 PARKING SPACES WHERE 40 SPACES ARE REQUIRED FOR AN EXISTING COMMERCIAL DEVELOPMENT on 0.61 acres at 520 North Eastern Avenue \(APNs 139-36-110-004 and 039\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
21. [VAR-29309 - VARIANCE - PUBLIC HEARING - APPLICANT: LEWIS C. WOLF - OWNER: MARTIN W. GREENWALD - Request for a Variance TO ALLOW EXPOSED NEON SIGNAGE TO BE 23 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS THE MINIMUM SETBACK REQUIRED on 2.07 acres at 4880 North Rancho Drive \(APN 125-35-401-006\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
22. [VAR-29324 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 185-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE A 324-FOOT SETBACK IS REQUIRED on 3.04 acres at the northeast corner of North Durango Drive and West Cheyenne Avenue \(APN 138-09-401-014\), C-V \(Civic\) Zone, Ward 4 \(Brown\)](#)
23. [SUP-29323 - SPECIAL USE PERMIT RELATED TO VAR-29324 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit FOR THE CO-LOCATION OF THREE ADDITIONAL ANTENNAS AND THE EXTENSION OF AN EXISTING 54-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN TO 108 FEET at the northeast corner of North Durango Drive and West Cheyenne Avenue \(APN 138-09-401-014\), C-V \(Civic\) Zone, Ward 4 \(Brown\)](#)
24. [VAR-29412 - VARIANCE - PUBLIC HEARING - APPLICANT: BIG TOWN MECHANICAL - OWNER: BBH, LLC - Request for a Variance TO ALLOW 73 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 \(Reese\)](#)
25. [SDR-29409 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29412 - PUBLIC HEARING - APPLICANT: BIG TOWN MECHANICAL - OWNER: BBH, LLC - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-25482\) FOR A PROPOSED 54,206 SQUARE-FOOT 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 \(Reese\)](#)

26. [VAR-29428 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT D. LAWSON - Request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED, TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND TO ALLOW A 40-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 50 FEET on 0.17 acres at 1148 South Maryland Parkway \(APN 162-03-514-021\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\), Ward 3 \(Reese\)](#)
27. [VAR-29430 - VARIANCE RELATED VAR-29428 - PUBLIC HEARING - APPLICANT/OWNER: ROBERT D. LAWSON - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED on 0.17 acres at 1148 South Maryland Parkway \(APN 162-03-514-021\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\), Ward 3 \(Reese\)](#)
28. [SDR-29426 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29428 AND VAR-29430 - PUBLIC HEARING - APPLICANT/OWNER: ROBERT D. LAWSON - Request for a Site Development Plan Review FOR A proposed 3,132 SQUARE-FOOT TWO-STORY PROFESSIONAL OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A SIX-FOOT BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ON THE WEST PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 1148 South Maryland Parkway \(APN 162-03-514-021\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\), Ward 3 \(Reese\)](#)
29. [VAR-29443 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ECT HOLDINGS, LLC - Request for a Variance TO ALLOW 136 PARKING SPACES WHERE 158 ARE REQUIRED, AND TO ALLOW ONE LOADING ZONE WHERE TWO ARE REQUIRED on 2.62 acres at 1208 East Charleston Boulevard \(APN 162-02-110-014\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
30. [VAR-29494 - VARIANCE RELATED TO VAR-29443 - PUBLIC HEARING - APPLICANT/OWNER: ECT HOLDINGS, LLC - Request for a Variance TO ALLOW A 15-FOOT FRONT SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT CORNER SIDE BUILDING SETBACK WHERE 15 FEET IS REQUIRED on 2.62 acres at 1208 East Charleston Boulevard \(APN 162-02-110-014\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
31. [SDR-29440 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29443 AND VAR-29494 - PUBLIC HEARING - APPLICANT/OWNER: ECT HOLDINGS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 39,420 SQUARE-FOOT COMMERCIAL DEVELOPMENT, WHICH INCLUDES 14,320 SQUARE FEET OF NEW CONSTRUCTION WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A 10-FOOT BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A FIVE-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A THREE-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT STANDARDS on 2.62 acres at 1208 East Charleston Boulevard \(APN 162-02-110-014\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
32. [VAR-29446 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM, INC. - Request for a Variance TO ALLOW 84 PARKING SPACES WHERE 130 ARE REQUIRED on 0.71 acres at the northwest corner of Charleston Boulevard and 8th Street \(APN 139-34-410-245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
33. [VAR-29447 - VARIANCE RELATED TO VAR-29446 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM, INC. - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A ZERO-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, AND TO ALLOW APPROXIMATELY 83% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.71 acres at the northwest corner of Charleston Boulevard and 8th Street \(APN 139-34-410-245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
34. [SDR-29445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29446 AND VAR-29447 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM, INC. - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY 39,000 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, TO ALLOW A FIVE-FOOT](#)

BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A 10-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 0.71 acres at the northwest corner of Charleston Boulevard and 8th Street (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

35. VAR-29730 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER REALITY AND DEVELOPMENT, LLC - OWNER: CLARK COUNTY CREDIT UNION - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 20-FOOT FRONT YARD, A 10-FOOT SIDE YARD, A 15-FOOT CORNER SIDE YARD AND A 20-FOOT REAR YARD SETBACK ARE REQUIRED AND TO ALLOW 100% LOT COVERAGE WHERE A MAXIMUM OF 50% IS PERMITTED at the southwest corner of Chef Andre Rochat Place and 7th Street (APNs 139-34-710-030 thru 033), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese)
36. SUP-29306 - SPECIAL USE PERMIT RELATED TO VAR-29730 - PUBLIC HEARING - APPLICANT: TOWER REALITY AND DEVELOPMENT, LLC - OWNER: CLARK COUNTY CREDIT UNION - Request for a Special Use Permit FOR A PROPOSED 52,498 SQUARE-FOOT MIXED-USE PROJECT at the southwest corner of Chef Andre Rochat Place and 7th Street (APNs 139-34-710-030 thru 033), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese)
37. SDR-29051 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29730 AND SUP-29306 - PUBLIC HEARING - APPLICANT: TOWER REALITY AND DEVELOPMENT, LLC - OWNER: CLARK COUNTY CREDIT UNION - Request for a Site Development Plan Review FOR A 52,498 SQUARE-FOOT, FIVE STORY MIXED-USE PROJECT WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15- FEET IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH AND WEST PROPERTY LINES WHERE EIGHT-FEET IS REQUIRED on 0.65 acres at the southwest corner of Chef Andre Rochat Place and 7th Street (APNs 139-34-710-030 thru 033), R-3 (Medium Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese)
38. VAR-29748 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INSPIRADO APARTMENTS, LLC - Request for a Variance TO ALLOW THREE-STORY BUILDINGS WHERE TWO STORIES IS THE MAXIMUM PERMITTED AND TO ALLOW BUILDING HEIGHTS OF 36 FEET WHERE 35 FEET IS THE MAXIMUM PERMITTED 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), R-3 (Medium Density Residential) Zone, Ward 4 (Brown)
39. SDR-29442 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-29748 - PUBLIC HEARING - APPLICANT/OWNER: INSPIRADO APARTMENTS, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25894) FOR A 252-UNIT APARTMENT COMPLEX TO ALLOW THREE-STORY BUILDINGS 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), R-3 (Medium Density Residential) Zone, Ward 4 (Brown)
40. MSP-29350 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL DURANGO PARTNERS, LLC - Request for a Major Amendment to Master Sign Plan (ARC-26110) FOR A 12-FOOT MONUMENT SIGN AND WAIVERS FROM THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A 12-FOOT MONUMENT SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED, AND TO ALLOW A TWO-FOOT SIGN SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 2.03 acres at 6403 North Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross)
41. SUP-29293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES R. BUELL, JR. - Request for a Special Use Permit FOR A PROPOSED 411 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 2908 Justice Lane (APN 139-32-110-043), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)
42. SUP-29394 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JESUS MARTIN PEDREGO - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at 2331 North Martin L. King Boulevard (APN 139-21-102-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
43. SUP-29439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUJATHA MOCHERLA - OWNER: NG FAMILY TRUST - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT AND A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED at 6840 West Sahara Avenue (APN 163-02-415-

014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

44. SUP-29448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YESHIVA DAY SCHOOL - OWNER: VILLAGE SQUARE SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY at 9420 West Sahara Avenue, Suite #201 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
45. SDR-28321 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHABAD HEBREW CENTER - Request for a Site Development Plan Review FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (SYNAGOGUE) CONSISTING OF TWO 2,800 SQUARE-FOOT, ONE-STORY MODULAR BUILDINGS on 2.19 acres on the south side of Vegas Drive, approximately 1,100 feet west of Durango Drive (APN 138-29-501-009), C-V (Civic) Zone, Ward 4 (Brown)

DIRECTOR'S BUSINESS:

46. TXT-29547 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain Master Development Plan and Design Standards document and the Lone Mountain West Master Development Plan and Design Standards document to allow Wireless Communication Facility, Stealth Design as a conditional use in the Neighborhood Commercial and Village Commercial Districts

CITIZENS PARTICIPATION:

47. 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