

**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)**  
**Mayor Pro-Tem Gary Reese, (Ward 3)**  
**Councilman Larry Brown, (Ward 4)**  
**Councilman Steve Wolfson, (Ward 2)**  
**Councilwoman Lois Tarkanian, (Ward 1)**  
**Councilman Steven D. Ross, (Ward 6)**  
**Councilman Ricki Y. Barlow (Ward 5)**  
**City Manager Douglas Selby**

**COMMISSIONERS**

**Byron Goynes, Chair**  
**Glenn E. Trowbridge, Vice Chair**  
**Richard Truesdell**  
**Steven Evans**  
**David W. Steinman**  
**Sam C. Dunnam**  
**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.

**August 14, 2008**  
6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerks Bulletin Board, City Hall Plaza, 2<sup>nd</sup> 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-27963 - DECATUR AND VEGAS \(A COMMERCIAL SUBDIVISION\) - APPLICANT: ALPHA OMEGA STRATEGIES, LLC - OWNER: CITY OF LAS VEGAS - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 9.98 acres on Decatur Boulevard, approximately 150 feet south of Vegas Drive \(APN 138-25-503-006\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)

7. [EOT-28774 - EXTENSION OF TIME - TENTATIVE MAP - APPLICANT/OWNER: WOODSIDE MADISON COLONY, LLC - Request for an Extension of Time of an approved Tentative Map \(TMP-18348\) FOR A 201-LOT SINGLE-FAMILY DEVELOPMENT on 17.90 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment \(APN 126-13-510-002\), PD \(Planned Development\) Zone, 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. [RQR-28416 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: S.G. PROPERTIES, LLC - Required Two Year Review of an approved Special Use Permit \[U-0002-98\(2\)\] WHICH ALLOWED A 55-FOOT TALL, DOUBLE-FACED 14-FOOT BY 48-FOOT OFF PREMISE ADVERTISING \(BILLBOARD\) SIGN at 845 West Bonanza Road \(APN 139-28-801-008\), M \(Industrial\) Zone, Ward 5 \(Barlow\)](#)
9. [VAC-28556 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: COSTCO WHOLESALE CORPORATION - Petition to Vacate a five-foot wide by 25-foot long traffic signal easement at 222 South Martin L King Jr. Boulevard, Ward 5 \(Barlow\)](#)
10. [SDR-28732 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 10-FOOT WIDE DESERT NATURE PRESERVE TRAIL WITH SHADE SHELTER STRUCTURES on 22 acres approximately 725 feet north of Alta Drive along the eastern alignment of Hualapai Way \(APN 138-31-101-002\), C-V \(Civic\) Zone, Ward 2 \(Wolfson\)](#)
11. [SDR-28796 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS NATURAL HISTORY MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 4,000 SQUARE-FOOT ADDITION TO AN EXISTING BUILDING on 5.12 acres at 900 North Las Vegas Boulevard \(APNs 139-26-301-005 and 006\), C-V \(Civic\) Zone, Ward 5 \(Barlow\)](#)

### **PUBLIC HEARING ITEMS**

12. [ABEYANCE - RENOTIFICATION - GPA-28283 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request to Amend the Southeast Sector of the General Plan FROM: DR \(DESERT RURAL DENSITY RESIDENTIAL\) AND L \(LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
13. [ABEYANCE - RENOTIFICATION - ZON-28281 - REZONING RELATED GPA-28283 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-1 \(LIMITED COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
14. [ABEYANCE - RENOTIFICATION - SUP-28287 - SPECIAL USE PERMIT RELATED TO GPA-28283 AND ZON-28281 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Special Use Permit FOR A PROPOSED BUILDING MAINTENANCE SERVICE AND SALES FACILITY adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)

15. [ABEYANCE - RENOTIFICATION - SDR-28286 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28283, ZON-28281 AND SUP-28287 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 17,004 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES FACILITY on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\) NOTE: THE SQUARE-FOOTAGE OF THE SITE HAS BEEN MODIFIED TO 17,435 SQUARE FEET](#)
16. [ABEYANCE - RENOTIFICATION - ZON-28325 - REZONING - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-1 \(LIMITED COMMERCIAL\) Zone on 2.78 acres on the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), Ward 3 \(Reese\)](#)
17. [ABEYANCE - RENOTIFICATION - VAR-28326 - VARIANCE RELATED TO ZON-28325 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Variance TO ALLOW A 11.33-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 60 FEET FOR A PROPOSED RETAIL DEVELOPMENT on 2.78 acres at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 3 \(Reese\)](#)
18. [ABEYANCE - RENOTIFICATION - SUP-28323 - SPECIAL USE PERMIT RELATED TO ZON-28325 AND VAR-28326 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED CONVENIENCE STORE at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 3 \(Reese\) NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION WHERE 400 FEET IS REQUIRED FROM A CITY PARK](#)
19. [ABEYANCE - RENOTIFICATION - SDR-28320 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-28325, VAR-28326 AND SUP-28323 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Site Development Plan Review FOR A 4,618 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS; A 748 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 2,608 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND A 9,449 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A SIX-FOOT THREE-INCH SIDE YARD LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED on 2.78 acres at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 3 \(Reese\)](#)
20. [ABEYANCE - 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 \(Ross\)](#)
21. [ABEYANCE - 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 \(Ross\)](#)
22. [ABEYANCE - 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 \(Ross\)](#)
23. [MOD-28538 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Major Modification of the Town Center Land Use Plan FROM: SC-TC \(SERVICE COMMERCIAL - TOWN CENTER\) TO: GC-TC \(GENERAL COMMERCIAL - TOWN CENTER\) SPECIAL LAND USE DESIGNATION on 7.97 acres at the southwest corner of Durango Drive and Farm Road \(APNs 125-17-601-007, 010 and 013\), Ward 6 \(Ross\)](#)
24. [VAR-28540 - VARIANCE RELATED TO MOD-28538 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Variance TO ALLOW A 60-FOOT](#)

SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 185 FEET FOR A PROPOSED 139-ROOM FIVE-STORY HOTEL on 7.97 acres at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

25. SUP-28542 - SPECIAL USE PERMIT RELATED TO MOD-28538 AND VAR-28540 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED 7,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
26. SUP-28544 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540 AND SUP-28542 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED 5,100 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
27. SUP-28545 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, AND SUP-28544 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED 2,150 SQUARE-FOOT RESTAURANT (WITH DRIVE THROUGH) at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
28. SUP-28546 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544 AND SUP-28545 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED 139-ROOM FIVE-STORY HOTEL WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
29. SUP-28547 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545 AND SUP-28546 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PROPOSED CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
30. SUP-28712 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546 AND SUP-28547 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE IN CONJUNCTION WITH A PROPOSED 7,900 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
31. SUP-28713 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547 AND SUP-28712 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE IN CONJUNCTION WITH A PROPOSED 5,100 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
32. SUP-28868 - SPECIAL USE PERMIT RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712 AND SUP-28713 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA -

OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Special Use Permit FOR A PROPOSED 5,100 SQUARE-FOOT RETAIL ESTABLISHMENT (CONVENIENCE STORE) WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

33. VAC-28548 - VACATION RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713 AND SUP-28868 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Petition to Vacate a portion of Durango Drive and a portion of Farm Road generally located on the southeast corner of Durango Drive and Farm Road, Ward 6 (Ross)
34. SDR-28535 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-28538, VAR-28540, SUP-28542, SUP-28544, SUP-28545, SUP-28546, SUP-28547, SUP-28712, SUP-28713, SUP-28868 AND VAC-28548 - PUBLIC HEARING - APPLICANT: RAPINDER CHIMA - OWNER: PICHAT AND SAMAN POJANSOMBOON, ET AL - Request for a Site Development Plan Review FOR A 139-ROOM FIVE-STORY HOTEL AND A 64,700 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-STORY BUILDING WHERE TWO STORIES IS THE MAXIMUM HEIGHT PERMITTED, A 14-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED AND TOWN CENTER LANDSCAPE FINGER REQUIREMENTS WITHIN THE PARKING AREA on 7.97 acres at the southwest corner of Durango Drive and Farm Road (APNs 125-17-601-007, 010 and 013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
35. ZON-29009 - REZONING - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC. AND FAITH COMMUNICATIONS - Request for a Rezoning FROM: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 3.8 acres adjacent to the east side of 6th Street, approximately 360 feet north of Sahara Avenue (APNs 162-03-801-011, 013, 014, and 162-03-811-001 through 084), Ward 3 (Reese)
36. SUP-29010 - SPECIAL USE PERMIT RELATED TO ZON-29009 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC. AND FAITH COMMUNICATIONS - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the east side of 6th Street, approximately 360 feet north of Sahara Avenue (APNs 162-03-801-011, 013, 014, and 162-03-811-001 through 084), R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese)
37. SDR-29002 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29009, SUP-29010 - PUBLIC HEARING - APPLICANT: EXCEED PROPERTIES, INC. - OWNER: EXCEED PROPERTIES, INC. AND FAITH COMMUNICATIONS - Request for a Site Development Plan Review FOR A PROPOSED 10-STORY, 112-FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF 296 RESIDENTIAL UNITS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE, WITH A WAIVER OF RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A 47-FOOT SETBACK WHERE 336 FEET IS REQUIRED AND A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 6-FOOT BUFFER ALONG A 160-FOOT PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.8 acres adjacent to the east side of 6th Street, approximately 360 feet north of Sahara Avenue (APNs 162-03-801-011, 013, 014, and 162-03-811-001 through 084), R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone, and R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese)
38. VAR-28518 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THE VAN EATON TRUST - Request for a Variance TO ALLOW A 1,200 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) GARAGE, WHERE A MAXIMUM OF 973.5 SQUARE FEET IS ALLOWED on 0.28 acres at 6933 Hawaiian Sky Court (APN 125-24-611-054), R-1 (Single Family Residential) Zone, Ward 6 (Ross)
39. VAR-28568 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: W.W. GRAINGER, INC. - Request for a Variance TO ALLOW AN 80-FOOT HIGH FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.73 acres at 2401 Western Avenue (APN 162-04-406-010), M (Industrial) Zone, Ward 3 (Reese)
40. VAR-28686 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DOMINGO GARCIA - Request for a Variance to ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED AND FOR A 53 PERCENT LOT COVERAGE WHERE 50 PERCENT IS ALLOWED FOR AN EXISTING ROOM ADDITION on 0.08 acres at 1844 Ann Greta Drive (APN 139-19-312-066), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Barlow)

41. [VAR-28783 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHIRLEY CHAPLIN - Request for a Variance TO ALLOW A SIX-FOOT TALL WROUGHT IRON FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD AREA on 0.45 acres at 2808 Alta Drive \(APN 139-32-214-024\), R-E \(Residence Estates\) Zone, Ward 1 \(Tarkanian\)](#)
42. [VAR-28851 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MIAMI SHORES DEVELOPMENT, LLC - Request for a Variance TO ALLOW A PROPOSED 3,862 SQUARE-FOOT ACCESSORY STRUCTURE \(CLASS-II\) INCLUDING A 2,400 SQUARE-FOOT GARAGE CONVERSION AND A 1,462 SQUARE-FOOT GARAGE ADDITION WHERE A MAXIMUM OF 1,322.5 SQUARE FEET IS ALLOWED on 0.84 acres at 5038 East Monroe Avenue \(APN 140-29-510-083\), R-E \(Residence Estates\) Zone, Ward 3 \(Reese\)](#)
43. [SUP-28613 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AAMAX ENTERPRISES, LLC - Request for a Special Use Permit FOR A 4,405 SQUARE-FOOT INDOOR SWAP MEET at 540 North Eastern Avenue, Suite #150 \(APN 139-36-110-040\), R-E \(Residence Estates\) Zone under Resolution of Intent to C-1 \(Limited Commercial\), Ward 3 \(Reese\)](#)
44. [SUP-28619 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GGP MEADOWS MALL, LLC - Request for a Major Amendment to an approved Special Use Permit \(U-0030-01\) FOR A 55,014 SQUARE-FOOT EXPANSION OF AN EXISTING 178,080 SQUARE-FOOT AUTO DEALER INVENTORY STORAGE LOT at 4300 Meadows Lane \(APNs 139-31-111-006 and 139-31-510-019\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
45. [RQR-29073 - REQUIRED TWO YEAR REVIEW RELATED TO SUP-28619 - PUBLIC HEARING - APPLICANT/OWNER: GGP MEADOWS MALL, LLC - Required Two Year Review of an approved Special Use Permit \(U-0030-01\) FOR AUTO DEALER INVENTORY STORAGE at 4300 Meadows Lane \(APNs 139-31-111-006 and 139-31-510-019\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
46. [SDR-28618 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-28619 AND RQR-29073 - PUBLIC HEARING - APPLICANT/OWNER: GGP MEADOWS MALL, LLC - Request for a Site Development Plan Review FOR AN EXISTING AUTO DEALER INVENTORY STORAGE LOT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 10.29 acres at 4300 Meadows Lane \(APNs 139-31-111-006 and 139-31-510-019\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
47. [SUP-28685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN ORR - OWNER: JOAN L. WIEBUSCH - Request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO at 624 Carson Avenue \(APN 139-34-611-024\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
48. [SUP-28795 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRE CORPORATION - OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Special Use Permit FOR A PROPOSED 70-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4850 North Jones Boulevard \(APN 125-36-403-007\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
49. [SUP-28810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMRAN KHUWAJA - OWNER: JOE BAHNAN - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF SALE ESTABLISHMENT WITHIN AN EXISTING GENERAL RETAIL ESTABLISHMENT \(CONVENIENCE STORE\) at 2981 East Charleston Boulevard \(APN 139-36-415-014\), M \(Industrial\) Zone, Ward 3 \(Reese\)](#)
50. [SUP-28826 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KATHRINE VON ARX, LLC - OWNER: DOUGLAS B KAYS - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT \(CHAIR ONLY\) WITH WAVIERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION, WHERE 400 FEET IS REQUIRED FROM A PROTECTED USE AND TO ALLOW A 312-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT, WHERE 1000 FEET IS REQUIRED WITHIN AN EXISTING SWAP MEET at 1717 South Decatur Boulevard \(APN 162-06-301-002\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
51. [SUP-28830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SPECIALIZED DEVELOPMENT LLC - Request for a Special Use Permit FOR AN EXISTING 600 SQUARE-FOOT \(CLASS I\) ACCESSORY STRUCTURE WITH KITCHEN at 2230 Shaw Circle \(APN 163-03-802-003\), R-E \(Residence Estates\) Zone, Ward 1 \(Tarkanian\)](#)

52.

SUP-29035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BUY-LOW MART - OWNER: EDMOND TOWN CENTER LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED GENERAL RETAIL STORE WITH WAIVERS TO ALLOW A 300-FOOT DISTANCE SEPARATION WHERE 400 FEET IS REQUIRED FROM A CHURCH AND TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 1061 West Owens Avenue (APN 139-28-503-025), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

53. SDR-29021 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-15035) TO MODIFY THE BUILDING ELEVATIONS AND PLACEMENT OF A PROPOSED URBAN LOUNGE on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)

**CITIZENS PARTICIPATION:**

54. 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