

**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**  
**Vicki Quinn**  
**Keen Ellsworth**

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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

**October 23, 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.

## **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. [\*\*RQR-29528 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MINI MASTERS, INC\*\* - Required Five-Year Review of an approved Special Use Permit \(U-0298-94\) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) LOCATED ON THE SOUTHERN HALF OF THE SUBJECT SITE at 6900 West Craig Road \(APN 138-03-602-015\), C-1 \(Limited Commercial\) Zone, Ward 4 \(Brown\)](#)
7. [\*\*RQR-29609 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WALL STREET NV HS LLC\*\* - Required Two Year Review of an approved Special Use Permit \(U-0121-99\) FOR AN 80-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1197 Western Avenue \(APN 162-04-513-015\), M \(Industrial\) Zone under a Resolution of Intent to C-2 \(General Commercial\), Ward 3 \(Reese\)](#)
8. [\*\*RQR-29711 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TJP NEVADA, LIMITED PARTNERSHIP\*\* - Required Two Year Review of an approved Special Use Permit \(U-0034-01\) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 2101 South Decatur Boulevard \(APN 163-01-708-004\), C-2 \(General Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
9. [\*\*RQR-29719 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LILLIAN HILDE LIVING TRUST\*\* - Required Six Month Review of an approved Special Use Permit \(U-0029-87\) FOR A 75-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 2421 Stewart Avenue \(APN 139-35-612-044\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
10. [\*\*SUP-29844 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ZIA RECORD EXCHANGE - OWNER: SAHARA WESTLAKE ASSOCIATES\*\* - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 4503 West Sahara Avenue \(APNs 162-07-101-009 and 010\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
11. [\*\*SUP-29869 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BUY LOW MARKET 4 - OWNER: EDMOND TOWN CENTER, LLC\*\* - Request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE AND 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 \(Barlow\)](#)
12. [\*\*SUP-30324 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY\*\* - Request for a Special Use Permit FOR A PROPOSED 108-FOOT RADIO COMMUNICATION TOWER at the northeast corner of Cheyenne Avenue and Durango Drive \(APN 138-09-401-014\), C-V \(Civic\) Zone, Ward 4 \(Brown\)](#)

### **PUBLIC HEARING ITEMS**

13. [\*\*ABEYANCE - ZON-29661 - REZONING - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC\*\* - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) UNDER RESOLUTION OF INTENT TO R-PD16 \(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE\) TO: R-PD20 \(RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE\) on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), Ward 5 \(Barlow\)](#)
14. [\*\*ABEYANCE - VAR-29663 - VARIANCE RELATED TO ZON-29661 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC\*\* - Request for a Variance TO ALLOW 1,185 PARKING SPACES WHERE 1,231 PARKING SPACES ARE REQUIRED on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), C-M \(Commercial/Industrial\) Zone under Resolution of Intent to R-PD16 \(Residential Planned Development - 16 Units Per Acre\) \[PROPOSED: R-PD20 \(Residential Planned Development - 20 Units Per Acre\)\], Ward 5 \(Barlow\)](#)

15. **ABEYANCE - VAR-29958 - VARIANCE RELATED TO ZON-29661 AND VAR-29663 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Variance TO ALLOW 361,548 SQUARE FEET OF OPEN SPACE IN A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT WHERE 469,577 SQUARE FEET IS REQUIRED on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road (APN 139-18-410-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) [PROPOSED: R-PD20 (Residential Planned Development - 20 Units Per Acre)], Ward 5 (Barlow)
16. **ABEYANCE - SDR-29658 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29661, VAR-29663 AND VAR-29958 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE-STORY MULTI-FAMILY DEVELOPMENT CONSISTING OF 350 CONDOMINIUM UNITS AND 304 APARTMENT UNITS on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road (APN 139-18-410-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) [PROPOSED: R-PD20 (Residential Planned Development - 20 Units Per Acre)], Ward 5 (Barlow)
17. **ABEYANCE - 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)
18. **ABEYANCE - 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)
19. **ABEYANCE - 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)
20. **RQR-29809 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: ECT HOLDING, LLC** - Request for a Two-Year Required Review of an approved Variance (V-0068-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 290 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1208 East Charleston Boulevard (APN 162-02-110-014), C-2 (General Commercial) Zone, Ward 3 (Reese)
21. **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)
22. **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)
23. **ABEYANCE - SUP-29146 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NERISSA THOMAS - OWNER: LARRY D. AND NERISSA L. THOMAS** - Request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE at 3700 North Rancho Drive (APN 138-12-110-015), C-2 (General Commercial) Zone, Ward 6 (Ross)
- 24.

**ABEYANCE - SDR-29787 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-29146 - PUBLIC HEARING - APPLICANT/OWNER: LARRY D. AND NERISSA L. THOMAS** - Request for a Site Development Plan Review FOR A PROPOSED TRUCK RENTAL USE WITH CHAIN LINK FENCING AND A WAIVER OF ALL LANDSCAPING REQUIREMENTS at 3700 North Rancho Drive (APN 138-12-110-015), C-2 (General Commercial) Zone, Ward 6 (Ross)

25. **ABEYANCE - 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)
26. **GPA-29875 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.16 acres at 618 Jefferson Avenue (APN 139-27-210-045), Ward 5 (Barlow)
27. **ZON-29876 - REZONING RELATED TO GPA-29875 - PUBLIC HEARING - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 0.16 acres at 618 Jefferson Avenue (APN 139-27-210-045), Ward 5 (Barlow)
28. **GPA-29877 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CAROLYN AHERN** - Request to Amend a portion of the Northwest Sector Plan of the Centennial Hills Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: GC (GENERAL COMMERCIAL) on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), Ward 6 (Ross)
29. **ZON-29878 - REZONING RELATED TO GPA-29877 - PUBLIC HEARING - APPLICANT/OWNER: CAROLYN AHERN** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), Ward 6 (Ross)
30. **VAR-29880 - VARIANCE RELATED TO GPA-29877 AND ZON-29878 - PUBLIC HEARING - APPLICANT/OWNER: CAROLYN AHERN** - Request for a Variance TO ALLOW 50 PARKING SPACES WHERE 76 ARE REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross)
31. **VAR-29881- VARIANCE RELATED TO GPA-29877, ZON-29878, AND VAR-29880 - PUBLIC HEARING - APPLICANT/OWNER: CAROLYN AHERN** - Request for a Variance TO ALLOW A 13-FOOT SETBACK ALONG THE EAST PROPERTY LINE WHERE 20 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross)
32. **SDR-29879 - SITE DEVELOPMENT PLAN REVIEW - RELATED TO GPA-29877, ZON-29878, VAR-29880 AND VAR-29881 - PUBLIC HEARING - APPLICANT/OWNER: CAROLYN AHERN** - Request for a Site Development Plan Review FOR A 3,400 SQUARE-FOOT CONVENIENCE STORE AND CAR WASH WITH FUEL PUMPS AND TWO 3,100 SQUARE-FOOT RESTAURANTS WITH DRIVE-THRUS WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A SIX-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 850 feet north of Kyle Canyon Road (APN 126-01-601-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross)
33. **GPA-29886 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to AMEND THE DOWNTOWN NORTH LAND USE PLAN on 551.9 acres, Ward 5 (Barlow)

34. [\*\*ZON-30369 - REZONING - PUBLIC HEARING - APPLICANT: FOREST CITY - OWNER: LIVEWORK, LLC., ET AL.\*\* - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) TO C-2 \(GENERAL COMMERCIAL\) on 1.75 acres adjacent to the east side of Main Street at the northeast and southeast corners of Bonneville and the southeast corner of Lewis Street \(APNs 139-34-311-001 through 003, 007 through 009, 139-34-210-007 through 010, 014 and 015\), Ward 3 \(Reese\)](#)
35. [\*\*WVR-29865 - WAIVER - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: CENTENNIAL-AZURE, LLC\*\* - Request for a Waiver of the Town Center Development Standards TO ALLOW EXPOSED NEON BORDER WHERE EXPOSED NEON IS PROHIBITED on 5.29 acres at 6200 Centennial Center Boulevard \(APN 125-28-610-010\), T-C \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Land Use Designation\], Ward 6 \(Ross\)](#)
36. [\*\*VAR-29833 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EDITH FAGGEN\*\* - Request for a Variance TO ALLOW A PROPOSED SIX-FOOT TALL WROUGHT IRON FENCE WITH PILASTERS WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD on 0.23 acres at 1604 Becke Circle \(APN 162-02-218-002\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)
37. [\*\*VAR-29873 - VARIANCE - PUBLIC HEARING - APPLICANT: BLANCA SOSA - OWNER: T.D. JAK FAMILY LIMITED PARTNERSHIP\*\* - Request for a Variance TO ALLOW FOR 21 PARKING SPACES WHERE 35 PARKING SPACES ARE REQUIRED FOR A PROPOSED BEAUTY SALON on 0.43 acres at 2558 - 2564 S. Valley View Boulevard \(APN 162-08-101-005\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
38. [\*\*VAR-30312 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VENTURE, LLC AND SOUTHERN TRACE HOLDINGS, LLC\*\* - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 8.98 acres adjacent to the west side of Effinger Lane, approximately 300 feet south of Harris Avenue \(APNs 139-25-410-007, 042 and 043\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-3 \(Medium Density Residential\), Ward 3 \(Reese\)](#)
39. [\*\*SDR-29912 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-30312 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VENTURE, LLC AND SOUTHERN TRACE HOLDINGS, LLC\*\* - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-13428\) TO INCLUDE THREE ADDITIONAL UNITS ON AN APPROVED 99-UNIT EXPANSION TO AN EXISTING 110-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 8.98 acres adjacent to the west side of Effinger Street, approximately 300 feet south of Harris Avenue \(APNs 139-25-410-007, 042 and 043\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-3 \(Medium Density Residential\), Ward 3 \(Reese\)](#)
40. [\*\*RQR-29722 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CONSTANTINO NOVAL NEVADA, LLC\*\* - Required Five Year Review of an approved Special Use Permit \(U-0025-98\) FOR A 74-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 73 South Martin L. King Boulevard \(APN 139-33-510-002\), M \(Industrial\) Zone, Ward 5 \(Barlow\)](#)
41. [\*\*RQR-29832 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: MCELHOSE TRUST\*\* - Request for a Two-Year Required Review of an approved Special Use Permit \(U-0006-90\) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1535 North Eastern Avenue \(APN 139-26-505-004\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
42. [\*\*RQR-29939 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OLGA HANTIGOVA\*\* - Required Two Year Review of an approved Special Use Permit \(UC-0033-84\) FOR THE KEEPING OF EXOTIC ANIMALS \(A LION, TIGER AND LEOPARDS\) at 2225 Montessori Street \(APN 163-03-802-014\), R-E \(Residence Estates\) Zone, Ward 1 \(Tarkanian\)](#)
43. [\*\*SUP-29743 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: SHADOW HILLS PLAZA, LLC\*\* - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PARCEL WHERE 200 FEET IS REQUIRED AND 690 FEET FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS REQUIRED at 10420 West Cheyenne Avenue, Suite #120 \(APN 137-12-817-006\), U \(Undeveloped\) Zone \[PCD \(Planned Community Development\) General Plan Designation\] under Resolution of Intent to PD \(Planned Development\), Ward 4 \(Brown\)](#)
- 44.

**SUP-29853 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAWN PLUS IV, LLC - OWNER: SDL, INC.** - Request for a Major Amendment to an approved Special Use Permit (U-0204-00) WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION WHERE 200-FEET IS REQUIRED FROM A RESIDENTIAL PARCEL AND A 444-FOOT DISTANCE SEPARATION WHERE A 1000-FEET IS REQUIRED FROM A FINANCIAL INSTITUTION FOR A 1,656 SQUARE-FOOT EXPANSION OF AN EXISTING 3,900 SQUARE-FOOT PAWN SHOP at 1237 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

45. **SUP-29867 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOUNG SUP KIM - OWNER: AMERICAN PACIFIC CAPITAL, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION TO A CITY PARK WHERE 400 FEET IS REQUIRED at 7331 West Lake Mead Boulevard, Suite #105 (APN 138-22-317-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
46. **SUP-30257 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC AND WMC V PHASE 3, LLC** - Request for a Special Use Permit FOR A PROPOSED 301-FOOT HIGH BUILDING WITHIN THE A-O (AIRPORT OVERLAY) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET FOR A PROPOSED COMMERCIAL BUILDING on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive (APNs 139-33-511-007 and 139-33-610-022), PD (Planned Development) Zone, Ward 5 (Barlow)
47. **SDR-29870 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-30257 - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC AND WMC V PHASE 3, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-23606) FOR AN 18-STORY, 1,162,255 SQUARE-FOOT COMMERCIAL BUILDING AND ADDITIONAL BUILDING HEIGHT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE STANDARD TO ALLOW A 263-FOOT FRONT SETBACK on 19.9 acres adjacent to the southwest corner of Grand Central Parkway and Discovery Drive (APNs 139-33-511-007 and 139-33-610-022), PD (Planned Development) Zone, Ward 5 (Barlow)
48. **MSH-29429 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO WIDEN LAS VEGAS BOULEVARD BETWEEN 4TH STREET AND SAHARA AVENUE FROM A 100-FOOT RIGHT-OF-WAY TO A 120-FOOT RIGHT-OF-WAY, Ward 3 (Reese)
49. **MSH-29859 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to Amend the Master Plan of Streets and Highways FOR A PROPOSED 82-FOOT WIDE COLLECTOR TO SERVE AS AN EAST AND WEST CONNECTION BETWEEN VETERAN'S MEMORIAL PARKWAY AND MARYLAND PARKWAY NORTH OF HARRIS AVENUE AND ADD VETERAN'S MEMORIAL DRIVE AS AN 80-FOOT COLLECTOR BETWEEN BONANZA ROAD AND THE PROPOSED NEW COLLECTOR STREET, Ward 5 (Barlow)

### **CITIZENS PARTICIPATION:**

50. **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**