

**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](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**

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**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.

**November 20, 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. [\*\*ANX-30397 - ANNEXATION - APPLICANT/OWNER: DANIEL SHANNON\*\* - Petition to Annex property located on the south side of Florine Avenue, 340 feet west of the North Cimarron Road alignment containing approximately 1.08 acres \(APN 138-04-404-016\), Ward 4 \(Brown\)](#)
7. [\*\*ABEYANCE - 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 \(Tarkanian\)](#)
8. [\*\*MSP-30236 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: MONTECITO PARTNERS, LLC\*\* - Request for a Master Sign Plan FOR A COMMERCIAL DEVELOPMENT on 7.96 acres at 6605 Grand Montecito Parkway \(APN 125-20-810-002\), T-C \(Town Center\) Zone \[MC-TC \(Montecito Town Center Special Land Use Designation\)\], Ward 6 \(Ross\)](#)
9. [\*\*RQR-30328 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SDL, INC.\*\* - Required Two Year Review of an approved Special Use Permit \(SUP-3269\) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1205 East Sahara Avenue \(APN 162-02-401-001\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
10. [\*\*RQR-30332 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MILFORD MARK AND LORILYN TRUST\*\* - Required Two Year Review of an approved Special Use Permit \(SUP-4169\) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1615 North Decatur Boulevard \(APN 138-24-804-013\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
11. [\*\*RQR-30358 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TEDDY ENTERPRISES & ASSOCIATES\*\* - Required Three Year Review of an approved Special Use Permit \(SUP-1555\) FOR A 50-FOOT TALL, 14-FOOT X 48-FOOT, OFF-PREMISE SIGN \(BILLBOARD\) at 3421 West Sahara Avenue \(APN 162-08-110-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
12. [\*\*RQR-30360 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: G G P IVANHOE II, INC.\*\* - Request for a Two Year Required Review of an approved Special Use Permit \(SUP-4807\) FOR A 51-FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 4300 Meadows Lane \(APN 139-31-510-019\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)

## **PUBLIC HEARING ITEMS**

13. [\*\*ABEYANCE - RENOTIFICATION - 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 \(Barlow\)](#)

14. **ABEYANCE - RENOTIFICATION - 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). NOTE: THIS APPLICATION IS BEING AMENDED TO 0.63 ACRES AT 618-620 JEFFERSON AVENUE AND 621 MADISON AVENUE (APN 139-27-210-034, 044 AND 045), WARD 5 (BARLOW)
15. **ABEYANCE - 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)
16. **ABEYANCE - 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)
17. **ABEYANCE - 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)
18. **ABEYANCE - 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)
19. **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)
20. **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)
21. **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)

22. [\*\*ABEYANCE - SDR-29658 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29661, VAR-29663 AND VAR-29958 - PUBLIC HEARING - APPLICANT: PAGEENTRY 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)
23. [\*\*ABEYANCE - ZON-30261 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC\*\*](#) - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), Ward 1 (Tarkanian)
24. [\*\*ABEYANCE - VAR-30267 - VARIANCE RELATED TO ZON-30261 - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC\*\*](#) - Request for Variances TO ALLOW A 13-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 72-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 96 FEET FOR A PROPOSED TWO-STORY OFFICE BUILDING on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian)
25. [\*\*ABEYANCE - SDR-30288 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-30261 AND VAR-30267 - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 4,982 SQUARE-FOOT TWO-STORY OFFICE BUILDING WITH WAIVERS TO ALLOW A 13-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE WEST PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian)
26. [\*\*ABEYANCE - VAR-30271 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: REGAL PLAZA, LLC\*\*](#) - Request for a Variance TO ALLOW A PROPOSED 10-FOOT TALL, 435 SQUARE-FOOT ROOF SIGN WHERE AN EIGHT-FOOT TALL, 150 SQUARE-FOOT ROOF SIGN IS THE MAXIMUM ALLOWED on 5.72 acres at 5831 West Craig Road (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
27. [\*\*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)
28. [\*\*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)
29. [\*\*MOD-30617 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.\*\*](#) - Request for a Major Modification to the Lone Mountain West Plan to Amend the Land Use Designation FROM: L (LOW DENSITY RESIDENTIAL) and P (PARK/SCHOOL/RECREATION/OPEN SPACE) TO: PF (PUBLIC FACILITIES) on 5.07 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway (APNs 137-12-401-011 and 137-12-410-003), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [P (Park/School/Recreation/Open Space) Lone Mountain West Land Use Designation], Ward 4 (Brown)
30. [\*\*ZON-31062 - REZONING RELATED TO MOD-30617 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC.\*\*](#) - Request for Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 0.08 acres located at the southwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-003), Ward 4 (Brown)

31. [\*\*VAR-30620 - VARIANCE RELATED TO MOD-30617 AND ZON-31062 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW AN 85-FOOT TALL BUILDING WHERE TWO STORIES OR 35 FEET IS THE MAXIMUM PERMITTED AND TO ALLOW A SITE DISTURBANCE OF 3.78 ACRES WHERE 3.56 IS THE MAXIMUM PERMITTED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway \(APN 137-12-401-011\), PD \(Planned Development\) Zone \[L \(Low Density Residential\) Lone Mountain West Land Use Designation\] \[PROPOSED: PF \(Public Facilities\) Lone Mountain West Land Use Designation\], Ward 4 \(Brown\)\*\*](#)
  
32. [\*\*VAR-31394 - VARIANCE RELATED TO MOD-30617, ZON-31062 AND VAR-30620 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW 175 PARKING SPACES WHERE 375 ARE REQUIRED on 4.99 acres located approximately 660 feet east of the southwest corner of Cliff Shadows Parkway and the 215 Beltway \(APN 137-12-401-011\), PD \(Planned Development\) Zone \[L \(Low Density Residential\) Lone Mountain West Land Use Designation\] \[PROPOSED: PF \(Public Facilities\) Lone Mountain West Land Use Designation\], Ward 4 \(Brown\)\*\*](#)
  
33. [\*\*VAC-30622 - VACATION RELATED TO MOD-30617, ZON-31062, VAR-30620 AND VAR-31394 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Petition to Vacate U.S. Government Patent Easements generally located approximately 63 feet southwest of the intersection of Cliff Shadows Parkway and Novat Street, Ward 4 \(Brown\)\*\*](#)
  
34. [\*\*SDR-30614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-30617, ZON-31062, VAR-30620, VAR-31394 AND VAC-30622 - PUBLIC HEARING - APPLICANT: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. AND USA - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 89,550 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP WITH WAIVERS OF THE LONE MOUNTAIN WEST WALL AND LANDSCAPE STANDARDS on 9.12 acres at the southwest corner of Cliff Shadows Parkway and the 215 Beltway \(APNs 137-12-401-001, 011, 040 and 137-12-410-003\), PD \(Planned Development\) Zone \[L \(Low Density Residential\) Lone Mountain West Land Use Designation\], U \(Undeveloped\) Zone \[PCD \(Planned Community Development\) General Plan Designation\] \[P \(Park/School/Recreation/Open Space\) Lone Mountain West Land Use Designation\], and C-V \(Civic\) Zone \[P \(Park/School/Recreation/Open Space\) Lone Mountain West Land Use Designation\] \[PROPOSED: PD \(Planned Development\)\] \[PF \(Public Facilities\) Lone Mountain West Land Use Designation and C-V \(Civic\) Zone \[P \(Park/School/Recreation/Open Space\) Lone Mountain West Land Use Designation\], Ward 4 \(Brown\)\*\*](#)
  
35. [\*\*VAR-30690 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROOHANI FAMILY TRUST - Request for a Variance TO ALLOW FOR A PROPOSED 40-FOOT FREESTANDING SIGN TO HAVE A TWO-FOOT SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.92 acres at 625 North Lamb Boulevard \(APN 140-30-803-009\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)\*\*](#)
  
36. [\*\*RQR-30321 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH A. AND DONLEE SIMKINS - Required Two Year Review of an approved Special Use Permit \(U -0171-89\), FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1323 South Main Street \(APN 162-03-110-088\), C-M \(Commercial/Industrial\) Zone, Ward 3 \(Reese\)\*\*](#)
  
37. [\*\*RQR-30592 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: JAY AND DENISE HARRISON FAMILY TRUST - Request for a Two-Year Required Review of an approved Variance \(V-0023-89\) TO ALLOW A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) LOCATED 265 FEET FROM AN EXISTING OFF-PREMISE SIGN \(BILLBOARD\) SIGN WHERE 300 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 5301 West Charleston Boulevard \(APN-163-01-501-011\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)\*\*](#)
  
38. [\*\*SUP-30343 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW CINGULAR WIRELESS - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - Request for Special Use Permit FOR A PROPOSED 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN \(MONOPINE\) at 6000 Smoke Ranch Road \(APN 138-13-401-003\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)\*\*](#)

39. **SUP-30583 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC**  
- Request for a Special Use Permit FOR A PROPOSED 12,195 SQUARE-FOOT SUPPER CLUB AND A WAIVER TO ALLOW AN APPROXIMATE 141-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400-FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #8120 (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (Wolfson)
40. **SDR-30502 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GRAGSON-BELTWAY BELCASTRO, LLC**  
- Request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR A 4,350 SQUARE-FOOT INCREASE IN WAREHOUSE AND A 3,000 SQUARE-FOOT DECREASE OF OFFICE TO AN APPROVED 63,250 SQUARE-FOOT OFFICE AND WAREHOUSE DEVELOPMENT on 4.62 acres on the west side of Rainbow Boulevard, approximately 300 feet south Red Coach Avenue (APNs 138-03-602-009 and 010) C-PB (Planned Business Park) Zone, Ward 4 (Brown)

#### **DIRECTOR'S BUSINESS:**

41. **TXT-30778 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**  
Discussion and possible action to amend the Downtown Centennial Plan to add Banquet Facility; Massage, Accessory; and Office, Other Than Listed to the permitted uses within the 18b Arts District, Ward 3 (Reese)
42. **TXT-31179 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**  
Discussion and possible action to amend the Town Center Development Standards Manual to update standards for the Secondhand Dealer use, Ward 6 (Ross)

#### **CITIZENS PARTICIPATION:**

43. 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