

**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 Steve Wolfson, (Ward 2)**  
**Councilwoman Lois Tarkanian, (Ward 1)**  
**Councilman Steven D. Ross, (Ward 6)**  
**Councilman Ricki Y. Barlow, (Ward 5)**  
**Councilman David Steinman, (Ward 4 - Interim)**  
**City Manager Douglas Selby**

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**Glenn E. Trowbridge, Chair**  
**Richard Truesdell, Vice-Chair**  
**Byron Goynes**  
**Steven Evans**  
**Vicki Quinn**  
**Keen Ellsworth**  
**Vacant**

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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.

**January 22, 2009**  
**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. **TMP-32529 - TENTATIVE MAP - THE VILLAGE AT CENTENNIAL HILLS - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 5.1 acres at the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
7. **RQR-31805 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ACOSTA ENTERPRISES III, LLC** - Required Review of an approved Special Use Permit (U-0039-90) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3700 East Charleston Boulevard (APN 140-31-401-036), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
8. **RQR-31822 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JOHN P. AND SHARYN TOMAN FAMILY TRUST** - Required Review of an approved Special Use Permit (U-0300-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF PREMISE SIGN at 3720 West Desert Inn Road (APN 162-08-410-033), M (Industrial) Zone, Ward 1 (Tarkanian)
9. **RQR-31834 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LE DANG FAMILY LIVING TRUST** - Required Review of an approved Special Use Permit (U-0173-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2390 North Decatur Boulevard (APN 139-19-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
10. **SUP-32530 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: WESTCARE WORKS, INC.** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 401 South Martin L King Boulevard (APN 139-33-601-004), M (Industrial) Zone, Ward 5 (Barlow)
11. **SDR-32475 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COCA-COLA BOTTLING CO.** - Request for a Site Development Plan Review FOR A PROPOSED 104,517 SQUARE-FOOT EXPANSION OF AN EXISTING 116,633 SQUARE-FOOT WAREHOUSE on 20.3 acres at 230 North Mojave Road (APN 139-36-710-022), M (Industrial) Zone, Ward 3 (Reese)
12. **SDR-32544 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-29021) TO ADD A PEDESTRIAN PLAZA WITH A WAIVER TO THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.70 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)

## PUBLIC HEARING ITEMS

13. **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)

14. **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)
15. **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)
16. **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)
17. **ABEYANCE - 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)
18. **ABEYANCE - 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 at the southwest corner of Cliff Shadows Parkway and Novat Street (APN 137-12-410-003), Ward 4 (Brown)
19. **ABEYANCE - 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)
20. **ABEYANCE - 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)
21. **ABEYANCE - 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)

22. **ABEYANCE - 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)
23. **ABEYANCE - GPA-32167 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)
24. **ABEYANCE - ZON-32168 - REZONING RELATED TO GPA-32167 - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), Ward 1 (Tarkanian)
25. **SUP-32548 - SPECIAL USE PERMIT RELATED TO GPA-32167 AND ZON-32168 - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) ESTABLISHMENT WITH A WAIVER TO ALLOW A 23,900 SQUARE-FOOT PARCEL WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian)
26. **SDR-32549 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32167, ZON-32168 AND SUP-32548 - PUBLIC HEARING - APPLICANT: P'S AUTO SALES - OWNER: BEARD FAMILY TRUST** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-1167) FOR A PROPOSED MOTOR VEHICLE SALES (USED) ESTABLISHMENT on 0.55 acres at 3920 West Sahara Avenue (APN 162-06-801-005), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian)
27. **ABEYANCE - VAR-31680 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE A 344 SQUARE-FOOT SIGN FACE WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE AN ELECTRONIC MESSAGE BOARD, BARE BULBS, AND EXPOSED NEON APPROXIMATELY 145 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL PROTECTION STANDARDS REQUIRE 200 FEET; TO ALLOW NINE EXISTING FIVE-FOOT TALL FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW NINE EXISTING FIVE-FOOT TALL FREESTANDING SIGNS AND ONE PROPOSED 40-FOOT TALL FREESTANDING SIGN WHERE ONE PER STREET FRONTAGE IS THE MAXIMUM ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING SIGN TO FREESTANDING SIGN on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)

28. [\*\*ABEYANCE - VAR-31854 - VARIANCE RELATED TO VAR-31680 - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC\*\*](#) - Request for a Variance TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE A 537 SQUARE-FOOT SIGN FACE WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE AN ELECTRONIC MESSAGE BOARD, BARE BULBS, AND EXPOSED NEON APPROXIMATELY 145 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL PROTECTION STANDARDS REQUIRE 200 FEET; TO ALLOW FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS AND ONE PROPOSED 60-FOOT TALL FREESTANDING SIGN WHERE ONE PER STREET FRONTAGE IS THE MAXIMUM ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING SIGN TO FREESTANDING SIGN on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)
29. [\*\*GPA-32105 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: CITY OF LAS VEGAS\*\*](#) - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 1.0 acres at 7465 Peak Drive (APN 138-15-310-012), Ward 4 (Steinman)
30. [\*\*ZON-32106 - REZONING RELATED TO GPA-32105 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: CITY OF LAS VEGAS\*\*](#) - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.0 acres at 7465 Peak Drive (APN 138-15-310-012), Ward 4 (Steinman)
31. [\*\*GPA-32108 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT\*\*](#) - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.16 acres on the north side of US 95 approximately 1,250 feet east of Decatur Boulevard (APN 139-30-401-003), Ward 5 (Barlow)
32. [\*\*ZON-32110 - REZONING RELATED TO GPA-32108 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT\*\*](#) - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 0.16 acres on the north side of US 95 approximately 1,250 feet east of Decatur Boulevard (APN 139-30-401-003), Ward 5 (Barlow)
33. [\*\*GPA-32476 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NINETY-FIVE FORT APACHE COMPLEX, LLC\*\*](#) - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 3.88 acres at the northwest corner of Fort Apache Road and Horse Drive (APN 125-07-710-001), Ward 6 (Ross)
34. [\*\*ZON-32477 - REZONING RELATED TO GPA-32476 - 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-2 (GENERAL COMMERCIAL) on a portion of 3.88 acres at the northwest corner of Fort Apache Road and Horse Drive (APN 125-07-710-001), Ward 6 (Ross)
35. [\*\*SDR-32478 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32476 AND ZON-32477 - PUBLIC HEARING - APPLICANT/OWNER: NINETY-FIVE FORT APACHE COMPLEX, LLC\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 50,100 SQUARE-FOOT OFFICE AND RETAIL DEVELOPMENT WITH A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 3.88 acres at the northwest corner of Fort Apache Road and Horse Drive (APN 125-07-710-001), C-2 (General Commercial) and R-E (Residence Estates) Zones [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross)
36. [\*\*GPA-32550 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC\*\*](#) - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Steinman)

37. [\*\*ZON-32551 - REZONING RELATED TO GPA-32550 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC\*\* - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[O \(OFFICE\) GENERAL PLAN DESIGNATION\] UNDER RESOLUTION OF INTENT TO P-R \(PROFESSIONAL OFFICE AND PARKING\) TO: N-S \(NEIGHBORHOOD SERVICE\) on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive \(APN 138-22-102-004\), Ward 4 \(Steinman\)](#)
38. [\*\*VAR-32553 - VARIANCE RELATED TO GPA-32550 AND ZON-32551 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC\*\* - Request for a Variance TO ALLOW A ONE-FOOT SETBACK ALONG THE SOUTH PERIMETER WHERE 25 FEET IS REQUIRED; TO ALLOW A ONE-FOOT SETBACK ALONG PORTIONS OF THE NORTH AND WEST PERIMETERS WHERE 10 FEET IS REQUIRED; TO ALLOW A FIVE-FOOT SETBACK ALONG A PORTION OF THE EAST PERIMETER; TO ALLOW A LOT COVERAGE OF 59% WHERE 30% IS THE MAXIMUM PERMITTED; AND TO ALLOW A 60-FOOT WIDE LOT WHERE 100 FEET IS THE MINIMUM REQUIRED on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive \(APN 138-22-102-004\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] under Resolution of Intent to P-R \(Professional Office and Parking\) Zone \[PROPOSED: N-S \(Neighborhood Service\)\], Ward 4 \(Steinman\)](#)
39. [\*\*SUP-32552 - SPECIAL USE PERMIT RELATED TO GPA-32550, ZON-32551 AND VAR-32553 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC\*\* - Request for a Special Use Permit FOR A PROPOSED MINI-STORAGE FACILITY adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive \(APN 138-22-102-004\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] under Resolution of Intent to P-R \(Professional Office and Parking\) Zone \[PROPOSED: N-S \(Neighborhood Service\)\], Ward 4 \(Steinman\)](#)
40. [\*\*SDR-32555 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32550, ZON-32551, VAR-32553 AND SUP-32552 - PUBLIC HEARING - APPLICANT/OWNER: SMOKE RANCH DEVELOPMENT, LLC\*\* - Request for a Site Development Plan Review FOR A PROPOSED 99,549 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST, SOUTH, NORTH AND A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 2.63 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive \(APN 138-22-102-004\), U \(Undeveloped\) Zone \[O \(Office\) General Plan Designation\] under Resolution of Intent to P-R \(Professional Office and Parking\) Zone \[PROPOSED: N-S \(Neighborhood Service\)\], Ward 4 \(Steinman\)](#)
41. [\*\*GPA-32557 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER\*\* - Request to Amend a Portion of the Centennial Hills Sector Plan of the General Plan FROM: DR \(DESERT RURAL DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road \(APN 125-23-502-008\), Ward 6 \(Ross\)](#)
42. [\*\*ZON-32556 - REZONING RELATED TO GPA-32557 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER\*\* - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[DR \(DESERT RURAL DENSITY RESIDENTIAL\) GENERAL PLAN DESIGNATION\] TO: C-1 \(LIMITED COMMERCIAL\) on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road \(APN 125-23-502-008\), Ward 6 \(Ross\)](#)
43. [\*\*VAR-32570 - VARIANCE RELATED TO GPA-32557 AND ZON-32556 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER\*\* - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 40 ARE REQUIRED AND TO ALLOW ZERO LOADING ZONES WHERE ONE IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road \(APN 125-23-502-008\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\] \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\)](#)
44. [\*\*VAR-32575 - VARIANCE RELATED TO GPA-32557, ZON-32556 AND VAR-32570 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER\*\* - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 12 FEET WHERE 20 FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road \(APN 125-23-502-008\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\] \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 6 \(Ross\)](#)

45. [\*\*SDR-32569 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-32557, ZON-32556, VAR-32570 AND VAR-32575 - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CONVENIENCE STORE AND RETAIL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS; TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED; TO ALLOW A SEVEN-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; AND TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.83 acres at the southwest corner of Jones Boulevard and Elkhorn Road (APN 125-23-502-008), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross)
46. [\*\*ZON-32214 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH\*\*](#) - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 2.28 acres at 1941 "H" Street (APN 139-21-703-003), Ward 5 (Barlow)
47. [\*\*SDR-32218 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-32214 - PUBLIC HEARING - APPLICANT/OWNER: TRUE LOVE BAPTIST CHURCH\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 4,686 SQUARE-FOOT MODULAR BUILDING ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 2.28 acres at 1941 "H" Street (APN 139-21-703-003), R-4 (High Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow)
48. [\*\*VAR-32448 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC\*\*](#) - Request for a Variance TO ALLOW A BUILDING SETBACK OF 43 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 96 FEET; A FIVE-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED; AND A SEVEN-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone, Ward 3 (Reese)
49. [\*\*SDR-32447 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-32448 - PUBLIC HEARING - APPLICANT/OWNER: O & A PROPERTIES, LLC\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 2,672 SQUARE-FOOT, TWO STORY OFFICE BUILDING WITH WAIVERS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; SEVEN FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.16 acres at 1141 South Maryland Parkway (APN 162-02-115-134), C-D (Designed Commercial) Zone, Ward 3 (Reese)
50. [\*\*VAR-32531 - VARIANCE - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: YS & AJ ASSOCIATES\*\*](#) - Request for a Variance TO ALLOW A 70-FOOT WIRELESS COMMUNICATIONS FACILITY, STEALTH DESIGN (FLAGPOLE) TO HAVE A 180-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 210 FEET on 1.71 acres at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
51. [\*\*SUP-32604 - SPECIAL USE PERMIT RELATED TO VAR-32531 - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: YS & AJ ASSOCIATES\*\*](#) - Request for a Special Use Permit FOR A 10-FOOT EXTENSION TO AN EXISTING 60-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (FLAGPOLE) at 450 South Buffalo Drive (APN 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
52. [\*\*VAR-32541 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARQUIS NAVE\*\*](#) - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, TO ALLOW A 11-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.08 acres at the southeast corner of "C" Street and Jackson Avenue (APN 139-27-111-053), C-2 (General Commercial) Zone, Ward 5 (Barlow)
53. [\*\*SUP-32543 - SPECIAL USE PERMIT RELATED TO VAR-32541 - PUBLIC HEARING - APPLICANT/OWNER: MARQUIS NAVE\*\*](#) - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW NO ARCHITECTURAL DIFFERENTIATION OF USES at the southeast corner of "C" Street and Jackson Avenue (APN 139-27-111-053), C-2 (General Commercial) Zone, Ward 5 (Barlow)

54. [\*\*SDR-32540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-32541 AND SUP-32543 PUBLIC HEARING - APPLICANT/OWNER: MARQUIS NAVE\*\*](#) - Request for a Site Development Plan Review FOR A PROPOSED 2,212 SQUARE-FOOT MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF FIVE FEET WHERE 81 FEET IS REQUIRED, TO ALLOW A WAIVER OF BUILDING PLACEMENT AND ORIENTATION STANDARDS AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A PORTION OF THE NORTH AND WEST PERIMETER TO BE ZERO FEET WHERE 15 FEET IS REQUIRED, TO ALLOW A PORTION OF THE EAST PERIMETER TO BE THREE FEET WHERE 15 FEET IS REQUIRED AND TO ALLOW A PORTION OF THE SOUTH PERIMETER TO BE 10 FEET WHERE 15 FEET IS REQUIRED on 0.08 acres at the southeast corner of "C" Street and Jackson Avenue (APN 139-27-111-053), C-2 (General Commercial) Zone, Ward 5 (Barlow)
55. [\*\*RQR-31809 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CAROL PAPPAS\*\*](#) - Required Review of an approved Special Use Permit (U-0319-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 840 North Rancho Drive (APN 139-29-702-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
56. [\*\*RQR-31826 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: OXFORD TECHNOLOGY, INC.\*\*](#) - Required Review of an approved Special Use Permit (U-0230-94) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2310 Las Vegas Boulevard South (APN 162-04-813-072), C-2 (General Commercial) Zone, Ward 3 (Reese)
57. [\*\*SUP-32490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER\*\*](#) - Request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS THE MINIMUM DISTANCE REQUIRED at 8680 West Cheyenne Avenue (APN 138-08-801-019), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)
58. [\*\*SUP-32491 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PASTARIA, LLC - OWNER: BUFFALO WASHINGTON III, LLC\*\*](#) - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 58-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 IS REQUIRED at 7591 West Washington Avenue, Suite #110 (APN 138-27-301-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
59. [\*\*SUP-32492 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MY CHARLESTON PLAZA, LLC\*\*](#) - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 5100 West Charleston Boulevard (APNs 138-36-803-008 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
60. [\*\*SDR-32482 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HARMONY HOMES - OWNER: HAYDEN SPRINGS, LLC AND CENTENNIAL MEADOWS, LLC\*\*](#) - Request for a Major Amendment to an approved Site Development Plan Review (SDR-4290) FOR REVISED SINGLE-FAMILY RESIDENTIAL FLOOR PLANS AND BUILDING ELEVATIONS ON 193 LOTS ON 12.51 acres at the southwest corner of Farm Road and Tule Springs Road (APNs 125-17-710-001 through 003, 013 through 018, 031, 125-17-711-001 through 023, 025 through 051, 059 through 065, 125-17-714-001 through 043, 125-17-715-001 through 044, 125-17-716-001 through 053, 125-17-717-001 through 006 and 008 through 013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)
61. [\*\*SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.\*\*](#) - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH A WAIVER OF TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

## CITIZENS PARTICIPATION:

62. 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