

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

LAS VEGAS CITY COUNCIL

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Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
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Councilman David W. Steinman, (Ward 4 - Interim)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Michael E. Buckley

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.

May 14, 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, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staffs conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staffs condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicants response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. [CALL TO ORDER](#)
2. [ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW](#)
3. [ROLL CALL](#)
4. [APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 9, 2009 AND THE JOINT PLANNING COMMISSION/CITY COUNCIL WORKSHOP OF MARCH 23, 2009](#)
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. **ABEYANCE - VAC-33475 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: WEINGARTEN NOSTAT, INC. - Petition to Vacate a 100-foot wide drainage easement generally located at the southeast corner of Decatur Boulevard and Charleston Boulevard, Ward 1 (Tarkanian)**
7. **EOT-33957 - EXTENSION OF TIME - VARIANCE - APPLICANT: MAMMOTH UNDERGROUND, LLC - OWNER: LONGLEY CONSTRUCTION CO., INC. - Request for an Extension of Time of an approved Variance (VAR-26606) TO ALLOW A 10-FOOT HIGH PERIMETER FENCE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.59 acres at 421 and 507 West Bonanza Road (APN 139-27-401-010 and 011), M (Industrial) Zone, Ward 5 (Barlow)**
8. **RQR-33992 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: PK I RAINBOW PROMENADE, LLC - Required Review of a previously approved Variance (V-0164-95) WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN LOCATED WITHIN 200 FEET OF A RESIDENTIAL ZONE at 2021 North Rainbow Boulevard (APN 138-22-503-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)**
9. **RQR-33733 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: ADDILAND, LLC - Required Review of a previously approved Special Use Permit (U-0160-96) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1201 South Jones Boulevard (APN 163-01-101-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)**
10. **RQR-33734 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: SZECHWAN CORP - Required Review of a previously approved Special Use Permit (U-0271-93) FOR A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 3101 West Sahara Avenue (APN 162-08-104-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)**
11. **RQR-33882 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT - Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2236 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese)**
12. **RQR-33955 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING OF NEVADA, LP - OWNER: JG SAHARA, LLC - Required Review of a previously approved Special Use Permit (SUP-3973) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1000 East Sahara Avenue (APN 162-03-801-116), C-1 (Limited Commercial) Zone, Ward 3 (Reese)**
13. **SUP-34016 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: LXT4, LLC - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) approximately 560 feet north of Meadows Lane and approximately 530 feet east of Decatur Boulevard (APN 139-31-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)**
14. **VAC-33863 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CANYON RIDGE CHRISTIAN CHURCH - Request to Vacate the Bronco Street alignment south of La Madre Way generally located on the southwest corner of La Madre Way and Bronco Street, Ward 6(Ross)**

PUBLIC HEARING ITEMS

15. **ABEYANCE - VAR-33848 - VARIANCE - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: NELLIS WFT, LLC** - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 27 ARE REQUIRED on 0.38 acres at 1511 North Nellis Boulevard (APN 140-29-510-026), C-2 (General Commercial) Zone, Ward 3 (Reese)
16. **ABEYANCE - SUP-33253 - SPECIAL USE PERMIT RELATED TO VAR-33848 - PUBLIC HEARING - APPLICANT: CLEARWIRE US, LLC - OWNER: NELLIS WFT, LLC** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (SLIMLINE MONOPOLE) at 1511 North Nellis Boulevard (APN 140-29-510-026), C-2 (General Commercial) Zone, Ward 3 (Reese)
17. **ABEYANCE - ZON-33765 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow)
18. **ABEYANCE - VAR-33768 - VARIANCE RELATED TO ZON-33765 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW A 20-FOOT REAR YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 35 FEET on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow)
19. **ABEYANCE - VAR-33771 - VARIANCE RELATED TO ZON-33765 AND VAR-33768 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW 32 PARKING SPACES AND ZERO LOADING SPACES WHERE 36 PARKING SPACES AND ONE LOADING SPACE ARE REQUIRED on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow)
20. **ABEYANCE - SDR-33767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-33765, VAR-33768 AND VAR-33771 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Site Development Plan Review FOR A PROPOSED 6,232 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE WEST PERIMETER AND FIVE FEET WHERE EIGHT FEET IS REQUIRED ALONG THE NORTH AND SOUTH PERIMETERS AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow)
21. **ABEYANCE - VAR-33762 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OLGA SERGEYEVSKAYA** - Request for a Variance TO ALLOW A PROPOSED 12-FOOT HIGH WALL IN THE FRONT YARD SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND IN THE SIDE YARD WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.48 acres at 1640 South Tenaya Way (APN 163-03-604-002), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)
22. **ZON-32804 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS RESCUE MISSION, INC.** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 2.16 acres at 480 West Bonanza Road (a portion of APN 139-27-301-003), Ward 5 (Barlow)
23. **VAR-32468 - VARIANCE RELATED TO ZON-33804 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION, INC.** - Request for a Variance TO ALLOW 51 PARKING SPACES WHERE 72 PARKING SPACES ARE REQUIRED FOR AN ADDITIONAL 65 BEDS WITHIN AN EXISTING RESCUE MISSION on 4.09 acres at 480 West Bonanza Road (APN 139-27-301-003), M (Industrial) and C-2 (General Commercial) Zones [PROPOSED: M (Industrial)], Ward 5 (Barlow)

24. **SUP-34012 - SPECIAL USE PERMIT RELATED TO ZON-32804 AND VAR-32468 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION, INC.** - Request for a Major Modification to an approved Special Use Permit (SUP-19681) FOR THE EXPANSION OF AN EXISTING RESCUE MISSION at 480 West Bonanza Road (APN 139-27-301-003), M (Industrial) and C-2 (General Commercial) Zones [PROPOSED: M (Industrial)], Ward 5 (Barlow)
25. **SDR-32467 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-32804, VAR-32468 AND SUP-34012 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-19679) FOR A PARKING LOT RECONFIGURATION AND THE CONVERSION OF AN EXISTING 9,584 SQUARE-FOOT DINING FACILITY INTO A SLEEPING FACILITY FOR A TOTAL OF 222 BEDS AT AN EXISTING RESCUE MISSION on 4.09 acres at 480 West Bonanza Road (APN 139-27-301-003), M (Industrial) and C-2 (General Commercial) Zones [PROPOSED: M (Industrial)], Ward 5 (Barlow)
26. **VAR-33989 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SANARP TRUST** - Request for a Variance TO ALLOW AN EXISTING 3,783 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 2,029 SQUARE FEET IS THE MAXIMUM SIZE ALLOWED; TO BE 17 FEET IN HEIGHT WHERE A HEIGHT OF 13.25 FEET IS PERMITTED; NOT TO BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPLE DWELLING UNIT; AND TO ALLOW FOR TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.94 acres at 3018 Ashby Avenue (APN 162-05-115-006), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)
27. **VAR-34008 - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN WEST PETROLEUM - OWNER: PHAM CAPITAL, LLC** - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 57 FEET IS REQUIRED on 0.58 acres at the southwest corner of Sahara Avenue and Valley View Boulevard (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
28. **SUP-34006 - SPECIAL USE PERMIT RELATED TO VAR-34008 - PUBLIC HEARING - APPLICANT: AMERICAN WEST PETROLEUM - OWNER: PHAM CAPITAL, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Sahara Avenue and Valley View Boulevard (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
29. **SDR-34010 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34008 AND SUP-34006 - PUBLIC HEARING - APPLICANT: AMERICAN WEST PETROLEUM - OWNER: PHAM CAPITAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at the southwest corner of Sahara Avenue and Valley View Boulevard (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
30. **RQR-33738 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: RANDY BLACK - OWNER: F M & NANCY L CORRIGAN TRUST** - Required Review of a previously approved Variance (V-0043-96) WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 921 North Buffalo Drive (APN 138-28-620-005), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)
31. **SUP-33973 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIBORIO MARKETS #13, INC. - OWNER: CHARLESTON VEGAS NO. 1, LLC** - Request for a Special Use Permit FOR A PROPOSED GROCERY STORE WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 4440 East Charleston Boulevard (APN 140-32-401-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
32. **SUP-34014 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EZ PAWN NEVADA, INC.** - Request for a Major Amendment to an approved Special Use Permit (SUP-8255) FOR A 1,656 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 2200 South Rainbow Boulevard (APN 163-02-415-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

33. **VAR-34013 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN** - Request for a Variance TO ALLOW NO WALL ADJACENT TO A RESIDENTIAL ZONING DISTRICT WHERE A PERIMETER WALL IS REQUIRED FOR AN INDUSTRIAL PROPERTY LOCATED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Steinman)
34. **SDR-34011 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34013 - PUBLIC HEARING - APPLICANT/OWNER: JON SCOTT ASHJIAN** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28390) FOR THE CONVERSION OF TWO EXISTING RESIDENCES, ONE 2,150 SQUARE FEET AND ONE 2,750 SQUARE FEET TO A PROPOSED 4,900 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG THE NORTH, WEST AND SOUTH PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 1.23 acres at 4505 and 4515 Balsam Street (APNs 138-03-602-007 and 008), M (Industrial) Zone, Ward 4 (Steinman)
35. **ZON-34005 - REZONING - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)
36. **VAR-34009 - VARIANCE RELATED TO ZON-34005 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC.** - Request for a Variance TO ALLOW A 2.75-FOOT SIDE YARD SETBACK WHERE EIGHT FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE, A 15-FOOT FRONT YARD SETBACK AND A FIVE-FOOT SIDE YARD SETBACK WHERE 25 FEET AND EIGHT FEET ARE REQUIRED, RESPECTIVELY, FOR A PROPOSED ACCESSORY STRUCTURE, TO ALLOW ACCESSORY STRUCTURES TO BE LOCATED WITHIN A REQUIRED PERIMETER LANDSCAPE AREA WHERE SUCH IS NOT PERMITTED, AND TO ALLOW A 10-FOOT BUILDING SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MATCHING SETBACK OF 30 FEET FOR AN EXISTING BUILDING on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)
37. **SDR-34007 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-34005 AND VAR-34009 - PUBLIC HEARING - APPLICANT: SCOTT ASHJIAN - OWNER: SCOTT ASHJIAN AND W.I.T. BRO, INC.** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF TWO SINGLE-FAMILY DWELLINGS TO OFFICES WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.49 acres at 6971 and 6991 West Red Coach Avenue (APNs 138-03-602-001 and 002), Ward 4 (Steinman)
38. **VAC-34001 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ASHJIAN DEVELOPMENT, LLC** - Request to Vacate 10-feet of a 20-foot wide Public Alley generally located north of Red Coach Avenue and west of Rainbow Boulevard alignment, Ward 6 (Ross)

DIRECTOR'S BUSINESS:

39. **TXT-33888 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Downtown Centennial Plan to update and revise the document and add an Implementation and Threshold Sections, Wards 3 and 5 (Reese and Barlow)
40. **TXT-34044 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to implement recommendations of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan related to Site Development Plan Review submittal requirements, All Wards
41. **TXT-34092 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04 Table 2 to revise the regulations and applicable zoning districts for the Boat & Trailer Dealership (New and Used) use, All Wards

CITIZENS PARTICIPATION:

42. 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