

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

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
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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.

June 11, 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 MAY 14, 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. **RQR-34324 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR, INC - OWNER: CITY PARKWAY IV A, INC** - Required Review of a previously approved Variance (V-0046-92) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ILLUMINATED SIGN 690 FEET FROM ANOTHER EXISTING OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM SEPARATION ALLOWED on 5.28 acres on the north side of U.S. 95, between Bonanza Road and Grand Central Parkway, 150 west of the centerline of the Union Pacific Railroad tracks (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow)
7. **VAC-34209 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LAS VEGAS INC.** - Petition to Vacate a portion of an existing 20-foot wide drainage easement generally located on the west side of Stella Lake Street, 15 feet north of Wheeler Peak Drive, Ward 5 (Barlow)
8. **VAC-34307 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 2575 S HIGHLAND DRIVE, L.P. -** Request to Vacate a 2,131 square-foot portion of Highland Drive located approximately 275 feet northeast of Sutter Avenue, Ward 1 (Tarkanian)

PUBLIC HEARING ITEMS

9. **ABEYANCE - RENOTIFICATION - 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)
10. **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), Ward 5 (Barlow)
11. **VAR-34538 - VARIANCE RELATED TO ZON-33765 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 73-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES 84 FEET, AND TO ALLOW A TRASH ENCLOSURE TO BE LOCATED 10 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL ADJACENCY REQUIRES 50 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), Ward 5 (Barlow). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS VAR-33768
12. **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), Ward 5 (Barlow)
13. **VAR-34539 - VARIANCE RELATED TO ZON-33765 AND VAR-34538 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW 34 PARKING SPACES WHERE 42 PARKING SPACES 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), Ward 5 (Barlow). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS VAR-33769

14. **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)
15. **SDR-34540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-33765, VAR-34538 AND VAR-34539 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 7,180 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF FIVE FEET WHERE EIGHT FEET IS REQUIRED ALONG THE NORTH AND SOUTH PERIMETERS AND SEVEN FEET WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER 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). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS SDR-33767
16. **ABEYANCE - 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)
17. **ABEYANCE - 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)
18. **ABEYANCE - 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)
19. **ABEYANCE - 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)
20. **ABEYANCE - 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)

21. **ABEYANCE - 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)
22. **ABEYANCE - 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)
23. **ABEYANCE - 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)
24. **ABEYANCE - RENOTIFICATION - 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) NOTE: THIS APPLICATION HAS BEEN AMENDED TO REFLECT APPLICANT: BLACK GAMING - OWNER: REBEL OIL CO. INC AND AN APN OF 138-28-620-003
25. **VAR-34260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL KOLODZIEAK** - Request for a Variance TO ALLOW AN EIGHT-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 296 SQUARE-FOOT ROOM ADDITION on 0.12 acres at 2640 Port of Call Drive (APN 138-16-314-017), R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 4 (Steinman)
26. **VAR-34308 - VARIANCE - PUBLIC HEARING - APPLICANT: GEORGE RAINHART - OWNER: ASPEN HIGHLANDS HOLDINGS, LLC** - Request for a Variance TO ALLOW A 507-FOOT TALL, 28,856 SQUARE-FOOT ROOF SIGN WHERE A MAXIMUM OF EIGHT FEET IN HEIGHT AND 150 SQUARE FEET IN AREA IS PERMITTED, AND TO ALLOW THE COMBINED AREA OF WALL AND ROOF SIGNAGE TO BE 56% OF THE SOUTH ELEVATION WHERE A MAXIMUM OF 20% PER ELEVATION IS PERMITTED on 2.17 acres at the northeast corner of Sahara Avenue Las Vegas Boulevard (APN 162-04-813-070, 071 and 163-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese)
27. **WVR-34311 - WAIVER RELATED TO VAR-34308 - PUBLIC HEARING - APPLICANT: GEORGE RAINHART - OWNER: ASPEN HIGHLANDS HOLDINGS, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW CINCINNATI STREET TO NOT TERMINATE IN A CUL-DE-SAC east of Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese)
28. **SUP-34309 - SPECIAL USE PERMIT RELATED TO VAR-34308 AND WVR-34311 - PUBLIC HEARING - APPLICANT: GEORGE RAINHART - OWNER: ASPEN HIGHLANDS HOLDINGS, LLC** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT, TAVERN WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese)
29. **SUP-34310 - SPECIAL USE PERMIT RELATED TO VAR-34308, WVR-34311 AND SUP-34309 - PUBLIC HEARING - APPLICANT: GEORGE RAINHART - OWNER: ASPEN HIGHLANDS HOLDINGS, LLC** - Request for a Special Use Permit FOR A PROPOSED 547-FOOT HIGH STRUCTURE WITH ROOF SIGN WITHIN THE A-O (AIRPORT OVERLAY) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET FOR A PROPOSED STRUCTURE at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese)

30. **SDR-34306 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-34308, WVR-34311, SUP-34309 AND SUP-34310 - PUBLIC HEARING - APPLICANT: GEORGE RAINHART - OWNER: ASPEN HIGHLANDS HOLDINGS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 37,100 SQUARE-FOOT NON-RESTRICTED GAMING (CASINO) AND RETAIL ESTABLISHMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ON CINCINNATI STREET at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese)
31. **RQR-34160 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CECILE PROPERTIES, LLC** - Required Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
32. **RQR-34321 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC - OWNER: BARTSAS MARY 13, LLC** - Required Review of a previously approved Special Use Permit (U-0059-96) FOR A 14-FOOT X 48-FOOT OFF-PREMISE SIGN WHICH REPLACED A 12-FOOT X 24-FOOT SIGN on 5.06 acres at 3941 North Rancho Drive (APN 138-11-502-003), C-2 (General Commercial) Zone, Ward 6 (Ross)
33. **SUP-34255 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE MINISTRIES, INC.** - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone, Ward 6 (Ross)
34. **SDR-34254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-34255 - PUBLIC HEARING - APPLICANT/OWNER: RIVER OF LIFE MINISTRIES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF AN EXISTING 5,313 SQUARE-FOOT SINGLE-FAMILY RESIDENCE TO A CHURCH/HOUSE OF WORSHIP WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTHERN PROPERTY LINE WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone, Ward 6 (Ross)
35. **SUP-34267 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WAYNE HIGDON - OWNER: LES AND STANLEY QUOCK** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR at 3425 North Rancho Drive, Suite #120 (APN 138-12-801-002), C-2 (General Commercial) Zone, Ward 6 (Ross)
36. **SUP-34331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L. ERIC CULVERSON - OWNER: VILLAGE SQUARE SHOPPING CENTER, LLC** - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM TWO EXISTING MASSAGE ESTABLISHMENTS WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 9440 West Sahara Avenue, Suite #215 (APN 163-06-816-027), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
37. **SUP-34333 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COLLEEN'S CLASSIC CONSIGNMENT - OWNER: ROBERT H. AND SURIVA FISHER TRUST** - Request for a Special Use Permit FOR A 21,025 SQUARE-FOOT SECONDHAND DEALER USE (FURNITURE) at 1540 South Rainbow Boulevard (APN 163-02-201-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
38. **SUP-34339 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TRINITY PEAK I, LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A NON-RESIDENTIAL USE TO FRONT ALONG THE INTERIOR DRIVE INSTEAD OF THE PRIMARY PUBLIC RIGHT-OF-WAY at the northeast corner of Trinity Peak Drive and Buffalo Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Steinman)
39. **SDR-34340 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: A.S.F. REALTY AND INVESTMENTS, INC - OWNER: ANDREW AND GUDRUN FONFA** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-6588) TO CONVERT ONE RESIDENTIAL UNIT INTO A 2,109 SQUARE-FOOT OFFICE on 2.05 acres at 200 West Sahara Avenue, Suite #4001 (APN 162-04-815-423), Ward 3 (Reese)

DIRECTOR'S BUSINESS:

40. **DIR-34510 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
Progress report by the Planning & Development Department regarding the City's Sustainability Initiative

CITIZENS PARTICIPATION:

41. 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