

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)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Richard Truesdell, Chair
Steven Evans, Vice Chair
Byron Goynes
Glenn E. Trowbridge
Vicki Quinn
Gus W. Flangas
Todd L. Moody

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

October 21, 2010
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 EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO 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 TEN DAYS.

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 AND AGREED TO BY 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 SEPTEMBER 23, 2010](#)
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. [GPA-39192 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF \(PUBLIC FACILITIES\) TO: C \(COMMERCIAL\) on 5.76 acres on the south side of U.S. 95, east of Casino Center Boulevard \(APNs 139-34-501-004, 008, 139-34-510-045, 139-34-512-001 and 005\), Ward 5 \(Barlow\). Staff recommends APPROVAL.](#)
7. [ZON-39193 - REZONING RELATED TO GPA-39192 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V \(CIVIC\) TO: C-2 \(GENERAL COMMERCIAL\) on 4.07 acres on the south side of U.S. 95, east of Casino Center Boulevard \(APNs 139-34-501-004, 008 and 139-34-512-001\), Ward 5 \(Barlow\). Staff recommends APPROVAL.](#)
8. [GPA-39326 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: PF \(PUBLIC FACILITIES\) TO: MXU \(MIXED USE\) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard \(APNs 139-27-708-014 and 016\), Ward 5 \(Barlow\). Staff recommends APPROVAL.](#)
9. [ZON-39327 - REZONING RELATED TO GPA-39326 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: C-V \(CIVIC\) TO: C-2 \(GENERAL COMMERCIAL\) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard \(APNs 139-27-708-014 and 016\), Ward 5 \(Barlow\). Staff recommends APPROVAL.](#)
10. [GPA-39334 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS, ET AL - Request for a General Plan Amendment FROM: PF \(PUBLIC FACILITIES\) TO: C \(COMMERCIAL\) on 2.12 acres at the northwest corner of Las Vegas Boulevard and Gass Avenue \(APNs 139-34-410-149 and 152 through 156\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
11. [GPA-39339 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C \(COMMERCIAL\) TO: PF \(PUBLIC FACILITIES\) on 0.25 acres at 325 South Main Street \(APN 139-34-210-005\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
12. [ZON-39341 - REZONING RELATED TO GPA-39339 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) TO: C-V \(CIVIC\) on 0.25 acres at 325 South Main Street \(APN 139-34-210-005\) Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
13. [GPA-39347 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: C \(COMMERCIAL\) AND MXU \(MIXED USE\) TO: PF \(PUBLIC FACILITIES\) on 0.81 acres at 701 South Main Street \(APNs 139-34-310-001 and 002\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
14. [ZON-39348 - REZONING RELATED TO GPA-39347 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) TO: C-V \(CIVIC\) on 0.81 acres at 701 South Main Street \(APNs 139-34-310-001 and 002\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)

15. [GPA-39349 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU \(MIXED USE\) TO: PF \(PUBLIC FACILITIES\) on 0.16 acres at 1000 South 1st Street \(APN 139-34-410-011\) Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
16. [ZON-39350 - REZONING RELATED TO GPA-39349 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) TO: C-V \(CIVIC\) on 0.16 acres at 1000 South 1st Street \(APN 139-34-410-011\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
17. [GPA-39357 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: MXU \(MIXED USE\) AND C \(COMMERCIAL\) TO: PF \(PUBLIC FACILITIES\) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street \(APNs 139-34-811-060 and 139-35-410-011\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
18. [ZON-39358 - REZONING RELATED TO GPA-39357 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NV ENERGY - Request for a General Plan Amendment FROM: R-2 \(MEDIUM-LOW DENSITY RESIDENTIAL\) TO: C-V \(CIVIC\) on 1.19 acres at the southwest corner of Clark Avenue and 14th Street \(APNs 139-34-811-060 and 139-35-410-011\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
19. [RQR-39424 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: SAHARA RANCHO OFFICE CENTER, LLC - Required Review of an Approved Variance \(V-0154-94\) WHICH ALLOWED A 90-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN on 12.6 acres at 2320 South Rancho Drive \(APN 162-04-412-005\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends APPROVAL.](#)
20. [RQR-39434 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: LIPKIN 1992 TRUST - Required Review of a previously approved Special Use Permit \(U-0104-02\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 1509 Western Avenue \(APN 162-04-605-005\), M \(Industrial\) Zone, Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
21. [RQR-39435 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: ERNEST A. BECKER III - Required Review of a previously approved Special Use Permit \(U-0185-89\) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1361 South Decatur Boulevard \(APN 162-06-211-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends APPROVAL.](#)
22. [RQR-39465 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Required Review of a previously approved Site Development Plan Review \(SDR-25269\) FOR A GOVERNMENT FACILITY \(FIRE STATION\) WITH WAIVERS OF ALL LANDSCAPING REQUIREMENTS on 4.51 acres at 9043 Ackerman Avenue \(APN 125-08-401-004\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
23. [RQR-39501 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: POOLE-SANFORD, LLC - Required Review of a previously approved Special Use Permit \(U-0010-97\) FOR A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3901 North Rancho Drive \(APN 138-12-110-004\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
24. [SUP-39143- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORNERSTONE COMPANY - OWNER: CHETAK DEVELOPMENT, INC. - Request for a Special Use Permit FOR A PROPOSED 7,000 SQUARE-FOOT GUN CLUB, SKEET, TARGET RANGE OR ARCHERY CLUB \(INDOOR\) at 2233 South Las Vegas Boulevard \(APN 162-03-410-007\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
- 25.

SUP-39412 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE GOLD DEPOSIT - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A SECONDHAND DEALER (JEWELRY AND PRECIOUS METALS) at 4300 Meadows Lane (APN 139-31-510-019), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

26. SUP-39440 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
27. SUP-39441 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #B190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
28. SUP-39454 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PYAAR INDIA RESTAURANT - OWNER: DAVID L. JEWKES, RECEIVER - Request for a Special Use Permit TO ADD A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE TO AN EXISTING 2,200 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #150 (APN 163-06-816-034), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
29. SUP-39460 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VARADERO CUBAN RESTAURANT - OWNER: RANCHO SANTA FE ENTERPRISE, LTD - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 1,240 SQUARE-FOOT RESTAURANT at 5081 North Rainbow Boulevard, Suite #100 (APN 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
30. SUP-39471 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ROI ZALACH - OWNER: URBAN LAND OF NEVADA - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 1,200 SQUARE-FOOT JEWELRY STORE at 376 West Sahara Avenue (APN 162-04-807-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
31. VAC-39480 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Petition to Vacate a 12-foot wide public drainage easement at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
32. TMP-39484 - TENTATIVE MAP - RANCHO CIRCLE SHOPPING CENTER - APPLICANT/OWNER: RANCHO CIRCLE SHOPPING CENTER, LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 4.65 acres at 320 North Rancho Drive (APN 139-29-801-004), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
33. SDR-39469 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TEAM FORD - OWNER: RYAN, M. E. LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT CARWASH AND MINI-LUBE FACILITY on 18.6 acres at 5446 Drexel Road (APN 125-34-515-005), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

34. TABLED - RENOTIFICATION - ROC-36960 - REVIEW OF CONDITION RELATED TO VAR-36958 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION OF JOINT DRIVEWAYS, JOINT PARKING AND ACCESS AGREEMENTS, A CONSISTENT LANDSCAPING PLAN AND A TRAFFIC IMPACT ANALYSIS on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL. NOTE: THE SITE AREA AND ADDRESS HAVE BEEN AMENDED TO 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.
35. SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36958 AND ROC-36960 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,770 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL. NOTE: THE APPLICATION HAS BEEN AMENDED TO A 1,380 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A SIX-FOOT BUFFER ALONG THE WEST PERIMETER AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS ON 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.
36. ABEYANCE - VAR-39122 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-FOOT FRONT AND REAR YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86% LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
37. ABEYANCE - SDR-39121 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39122 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 120-FOOT TALL, 55,132 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW ZERO-FOOT BUFFERS WHERE 15 FEET IS REQUIRED ON THE NORTH AND EAST PERIMETERS AND EIGHT FEET IS REQUIRED ON THE SOUTH AND WEST PERIMETERS on 0.65 acres at 400 South 7th Street (APNs 139-34-710-030, 031, 032, 033), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
38. TABLED - RENOTIFICATION - SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTHSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1,000 FEET, RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne Avenue (APN 138-09-420-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
39. GPA-39489 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony). Staff recommends DENIAL.
40. ZON-39490 - REZONING RELATED TO GPA-39489 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), Ward 4 (Anthony). Staff recommends DENIAL.

41. [VAR-39492 - VARIANCE RELATED TO GPA-39489 AND ZON-39490 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard \(APN 138-03-602-013\), C-1 \(Limited Commercial\) Zone \[PROPOSED: C-M \(Commercial/Industrial\)\], Ward 4 \(Anthony\). Staff recommends DENIAL.](#)
42. [SDR-39491 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-39489, ZON-39490 AND VAR-39492 - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES, LLC - Request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT \(RENTAL, SALES AND SERVICE\) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard \(APN 138-03-602-013\), C-1 \(Limited Commercial\) Zone \[PROPOSED: C-M \(Commercial/Industrial\)\], Ward 4 \(Anthony\). Staff recommends DENIAL.](#)
43. [ZON-39455 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) TO: PD \(PLANNED DEVELOPMENT\) on a portion of 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road \(APN 125-07-601-005\), Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
44. [SDR-39453 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-39455 - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 250,267 SQUARE-FOOT SHOPPING CENTER on 25.48 acres at the northwest corner of Horse Drive and Oso Blanca Road \(APN 125-07-601-005\), Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
45. [VAR-39099 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW ZERO PARKING SPACES WHERE 118 PARKING SPACES ARE REQUIRED on 0.71 acres at 721 East Charleston Boulevard \(APNs 139-34-410-244 and 245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)
46. [VAR-39100 - VARIANCE RELATED TO VAR-39099 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, AND A 10-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard \(APN 139-34-410-245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)
47. [SDR-39098 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39099 AND VAR-39100 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A PROPOSED 32,500 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ZERO FEET ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED AND 10 FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.71 acres at 721 East Charleston Boulevard \(APN 139-34-410-245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)
48. [VAR-39458 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED, A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED, A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW 82% LOT COVERAGE WHERE 50% IS THE MAXIMUM ALLOWED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street \(APNs 139-34-410-244 and 245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)

49. [SDR-39457 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39458 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM - Request for a Site Development Plan Review FOR A THREE-STORY, 33-FOOT TALL PARKING GARAGE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW ZERO FEET ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, ZERO FEET ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.98 acres at the southwest corner of Gass Avenue and 8th Street \(APNs 139-34-410-244 and 245\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)
50. [VAR-39361 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YADIDIA SARAF - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres at 4805 Apawana Lane \(APN 138-25-613-041\), R-1 \(Single Family Residence\) Zone, Ward 5 \(Barlow\). Staff recommends DENIAL.](#)
51. [VAR-39433 - VARIANCE - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Variance TO ALLOW A 65-FOOT TALL OFF PREMISE SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT ALLOWED on 14.49 acres at 120 North Jones Boulevard \(APN 138-25-404-004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends DENIAL.](#)
52. [SUP-39432 - SPECIAL USE PERMIT RELATED TO VAR-39433 - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: D&W, INC. - Request for a Special Use Permit FOR A PROPOSED 65-FOOT TALL 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 120 North Jones Boulevard \(APN 138-25-404-004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends DENIAL.](#)
53. [VAR-39468 - VARIANCE - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Variance TO ALLOW THE GARAGE SETBACK TO BE SEVEN FEET OR LESS, WHERE FIVE FEET OR LESS IS REQUIRED; A FRONT YARD, SECOND-STORY SETBACK OF THREE FEET WHERE EIGHT FEET IS REQUIRED; AND REAR AND SIDE YARD SETBACKS OF 7 FEET WHERE 10 FEET IS REQUIRED ON LOTS 21 AND 103 on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way \(APNs Multiple\), PD \(Planned Development\) Zone, Ward 6 \(Ross\). Staff recommends DENIAL.](#)
54. [ROC-39470 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of Condition #1 of a previously approved Variance \(VAR-13245\) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way \(APNs Multiple\), PD \(Planned Development\) Zone, Ward 6 \(Ross\). Staff recommends DENIAL.](#)
55. [VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .54 acres at 6315 and 6335 El Campo Grande Avenue \(APNs 125-26-812-008 and 009\), R-PD3 \(Residential Planned Development - 3 Units Per Acre\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
56. [SDR-39474 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39475 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Major Amendment to a previously approved Site Development Plan Review \(SDR-17698\) TO REDUCE THE FRONT YARD SETBACKS FROM 20 FEET TO 10 FEET, THE SIDE YARD SETBACKS FROM NINE FEET TO FIVE FEET AND TO ADD NEW MODEL HOMES FOR A 32-LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street \(APNs 125-26-812-001 through 032\), R-PD3 \(Residential Planned Development - 3 Units Per Acre\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
57. [VAR-39487 - VARIANCE - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Variance TO ALLOW 252 PARKING SPACES WHERE 259 ARE REQUIRED on 6.41 acres at 4660 North Rancho Drive \(APN 138-02-113-001\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
58. [SUP-39488 - SPECIAL USE PERMIT RELATED TO VAR-39487 - PUBLIC HEARING - APPLICANT: COPPER SANDS, INC.- OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Special Use Permit FOR A 120-BED CONVALESCENT CARE FACILITY at 4660 North Rancho Drive \(APN 138-02-113-001\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)

59. [SDR-39485 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-39487 AND SUP-39488 - MAJOR AMENDMENT- PUBLIC HEARING - APPLICANT: COPPER SANDS, INC. - OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review \(SDR-16503\) TO REPLACE BUILDINGS 3, 4, 5 AND 6 WITH ONE, TWO-STORY BUILDING AND TO REPLACE BUILDINGS 7 AND 8 WITH ONE, TWO-STORY BUILDING, AND TO ADD A SECOND DRIVEWAY ACCESS TO TORREY PINES DRIVE on 6.41 acres at 4660 North Rancho Drive \(APN 138-02-113-001\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
60. [SUP-39365 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,681 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 9470 West Sahara Avenue \(APN 163-06-816-029\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\). Staff recommends APPROVAL.](#)
61. [SUP-39367 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: KATSAM, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN USE WITHIN AN EXISTING 2,291 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 970-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND 24-HOUR OPERATIONS WHERE 8:00 AM TO 11:00 PM IS ALLOWED at 7291 West Lake Mead Boulevard, Suite #120 \(APN 138-22-712-004\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends DENIAL.](#)
62. [SDR-39394 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South 3rd Street \(APN 139-34-301-009\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)

DIRECTOR'S BUSINESS:

63. [TXT-38353 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.14 and Title 19.20 to define standards for building wrap signage. Staff has NO RECOMMENDATION.](#)
64. [TXT-39658 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend 19.04.010 Table 2 Sexually Oriented Business Conditional Use Regulation 4 to allow an existing Nude Show or Sexual Encounter Center to be increased, enlarged, extended or altered within the confines of the existing legal lot on which it is located, within the Downtown Centennial Plan area. Staff has NO RECOMMENDATION.](#)
65. [DIR-39292 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation of the proposed Unified Development Code \(UDC\) chapters related to Residential Districts - Purpose and Development and Design Standards, Special Area and Overlay Districts - Purpose and Development and Design Standards and Applications and Procedures, All Wards. Staff has NO RECOMMENDATION.](#)

CITIZENS PARTICIPATION:

66. [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](#)