

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)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Steven Evans, Chair
Glenn E. Trowbridge, Vice Chair
Byron Goynes
Richard Truesdell
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.

March 8, 2011
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 AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

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 MEETINGS OF JANUARY 25, 2011 AND FEBRUARY 8, 2011](#)
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 - TMP-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
7. TMP-38862 - TENTATIVE MAP - D&G HOTEL GROUP #1 - APPLICANT: D & G HOTEL GROUP, LLC - OWNER: SHAPIRO TRUST, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.11 acres at 700 and 720 North Main Street (APNs 139-27-707-004 and 005), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
8. WVR-40764 - WAIVER - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER: WOODSIDE MADISON COLONY, LLC - Request for a Waiver of Title 18.12 TO ALLOW A PRIVATE STREET TO TERMINATE IN A DEAD-END STUB WHERE A CUL-DE-SAC IS REQUIRED on 5.87 acres adjacent to the east side of Egan Crest Drive, approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
9. TMP-40762 - TENTATIVE MAP RELATED TO WVR-40764 - MADISON COLONY UNIT 3 - APPLICANT: WOODSIDE HOMES OF NEVADA, INC. - OWNER: WOODSIDE MADISON COLONY, LLC - Request for a Tentative Map FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.87 acres adjacent to the east side of Egan Crest Drive, approximately 600 feet south of Grand Teton Drive (APN 126-13-510-010), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
10. RQR-40594 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: HERBST DEVELOPMENT, LLC - Required Review of a previously approved Special Use Permit (U-0132-01) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2395 North Rancho Drive (APN 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
11. RQR-40724 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: WESTLAND ENTERPRISES - OWNER: FRED KAVLI - Required Review of a previously approved Special Use Permit (SUP-26774) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 4510 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
12. SDR-40765 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SAVERS STORES/TVI - OWNER: WEC97K-36 INVESTMENT TRUST - Request for a Site Development Plan Review FOR A COVERED SERVICE AND LOADING AREA ADDITION TO AN EXISTING 29,950 SQUARE-FOOT RETAIL BUILDING WITH NO SCREENING WHERE AN EIGHT-FOOT WALL OR DENSE LANDSCAPING IS REQUIRED on a portion of 3.01 acres at 8530 West Lake Mead Boulevard (APN 138-20-611-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

13. SDR-40766 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 30,800 SQUARE-FOOT MEDICAL OFFICE on a 2.39 acre portion of a 6.07-acre lot at the southeast corner of Mount Mariah Drive and Stella Lake Street (APN 139-21-313-016), C-PB (Planned Business Park) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

14. ABEYANCE - GPA-40091 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: NEW JERUSALEM BAPTIST CHURCH - Request for a General Plan Amendment FROM: H (HIGH DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.80 acres at 1119 "D" Street; 400, 410, 412, 422 Jefferson Avenue; 1012, 1014 "E" Street (APNs 139-27-211-026; 139-27-210-058, 057, 055, 064, 065), Ward 5 (Barlow). Staff recommends DENIAL.
15. ABEYANCE - ZON-40092 - REZONING RELATED TO GPA-40091 - PUBLIC HEARING - APPLICANT/OWNER: NEW JERUSALEM BAPTIST CHURCH - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-V (CIVIC) on .80 acres at 1119 "D" Street; 400, 410, 412, 422 Jefferson Avenue; 1012, 1014 "E" Street (APNs 139-27-211-026; 139-27-210-058, 057, 055, 064, 065), Ward 5 (Barlow). Staff recommends DENIAL.
16. ABEYANCE - VAR-40393 - VARIANCE RELATED TO GPA-40091, ZON-40092 AND SDR-40093 - PUBLIC HEARING - APPLICANT/OWNER: NEW JERUSALEM BAPTIST CHURCH - Request for a Variance TO ALLOW NO PERIMETER WALLS WHERE A MINIMUM SIX-FOOT HIGH SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTIES on .63 acres at 1119 "D" Street; 412, 422 Jefferson Avenue; 1012, 1014 "E" Street (APNs 139-27-211-026; 139-27-210-057, 055, 064, 065), R-4 (High Density Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
17. ABEYANCE - SDR-40093 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-40091, ZON-40092 AND VAR-40393 - PUBLIC HEARING - APPLICANT/OWNER: NEW JERUSALEM BAPTIST CHURCH - Request for a Site Development Plan Review FOR PROPOSED PARKING LOTS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG ADJACENT STREET RIGHT-OF-WAY WHERE 15 FEET IS REQUIRED AND ZERO FEET ALONG ALL INTERIOR LOT LINES WHERE EIGHT FEET IS REQUIRED on .80 acres at 1119 "D" Street; 400, 410, 412, 422 Jefferson Avenue; 1012, 1014 "E" Street (APNs 139-27-211-026; 139-27-210-058, 057, 055, 064, 065), R-4 (High Density Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
18. ABEYANCE - MOD-40409 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CLIFF'S EDGE, LLC - Request for a Major Modification of the Cliff's Edge Master Development Plan and Design Guidelines TO AMEND ALL MAPS TO REMOVE FIVE ACRES FROM POD 106 AND FIVE ACRES FROM POD 109; TO REDUCE THE MAXIMUM ALLOWABLE DENSITY IN THE RSL (RESIDENTIAL SMALL LOT) LAND USE CATEGORY FROM 15 DWELLING UNITS PER ACRE TO 12 DWELLING UNITS PER ACRE; AND TO AMEND THE LAND USE DESIGNATION ON POD 208 FROM RSL (RESIDENTIAL SMALL LOT) TO M (MEDIUM DENSITY RESIDENTIAL) (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
19. ABEYANCE - SDR-40408 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-40409 - PUBLIC HEARING - APPLICANT/OWNER: THE AHLERS FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 490-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE CLIFF'S EDGE DESIGN GUIDELINES on 18.18 acres at the southeast corner of Farm Road and Shaumber Road (APN 126-13-310-002), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation] [PROPOSED: M (Medium Density Residential)], Ward 6 (Ross). Staff recommends APPROVAL.

20. [ABEYANCE - SUP-39821 - 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 3,093 SQUARE-FOOT NONCONFORMING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 90-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, A 990-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED AND HOURS OF OPERATION FROM 7:00 A.M. to 11:00 P.M. WHERE 8:00 A.M. to 11:00 P.M. IS ALLOWED at 2950 West Sahara Avenue \(APN 162-05-816-006\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends DENIAL.](#)
21. [ABEYANCE - SUP-40564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4485 North Rainbow Boulevard \(APN 138-03-602-013\), C-1 \(Limited Commercial\) Zone \[PROPOSED: C-2 \(General Commercial\)\], Ward 4 \(Anthony\). Staff recommends DENIAL.](#)
22. [ZON-40490 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Rezoning FROM: R-4 \(HIGH DENSITY RESIDENTIAL\) TO: P-R \(PROFESSIONAL OFFICE AND PARKING\) on 0.14 acres at 528 East Oakey Boulevard \(APN 162-03-311-002\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
23. [VAR-40491 - VARIANCE RELATED TO ZON-40490 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE SIX ARE REQUIRED on 0.14 acres at 528 East Oakey Boulevard \(APN 162-03-311-002\), R-4 \(High Density Residential\) Zone \[PROPOSED: P-R \(Professional Office and Parking\)\], Ward 3 \(Reese\). Staff recommends DENIAL.](#)
24. [SDR-40492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40490 AND VAR-40491 - PUBLIC HEARING - APPLICANT/OWNER: MARY BARTSAS 19, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,632 SQUARE-FOOT RESIDENTIAL DUPLEX TO AN OFFICE, OTHER THAN LISTED WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE SOUTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.14 acres at 528 East Oakey Boulevard \(APN 162-03-311-002\), R-4 \(High Density Residential\) Zone \[PROPOSED: P-R \(Professional Office and Parking\)\], Ward 3 \(Reese\). Staff recommends DENIAL.](#)
25. [ZON-40756 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: PR \(PROFESSIONAL OFFICE AND PARKING\) on 0.17 acres at 717 South 8th Street \(APN 139-34-810-040\), Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
26. [VAR-40757 - VARIANCE RELATED TO ZON-40756 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE FIVE SPACES ARE REQUIRED on 0.17 acres at 717 South 8th Street \(APN 139-34-810-040\), R-1 \(Single Family Residential\) Zone \[PROPOSED: PR \(Professional Offices and Parking\)\], Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
27. [VAR-40758 - VARIANCE RELATED TO ZON-40756 AND VAR-40757 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW NO PERIMETER SCREEN WALL WHERE A MINIMUM SIX-FOOT TALL WALL IS REQUIRED ADJACENT TO A RESIDENTIAL ZONING DISTRICT on 0.17 acres at 717 South 8th Street \(APN 139-34-810-040\), R-1 \(Single Family Residential\) Zone \[PROPOSED: PR \(Professional Office and Parking\)\], Ward 3 \(Reese\). Staff recommends DENIAL.](#)
28. [VAR-40876 - VARIANCE RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Variance TO ALLOW A LOT WIDTH OF 49 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 717 South 8th Street \(APN 139-34-810-040\), R-1 \(Single Family Residential\) Zone \[PROPOSED: PR \(Professional Office and Parking\)\], Ward 3 \(Reese\). Staff recommends APPROVAL.](#)

29. [SDR-40759 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-40756, VAR-40757 AND VAR-40758 - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC WOODS RENTALS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 2,482 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE, OTHER THAN LISTED WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE BUFFERS ARE REQUIRED ALONG THE NORTH, SOUTH AND EAST PERIMETERS on 0.17 acres at 717 South 8th Street \(APN 139-34-810-040\), R-1 \(Single Family Residential\) Zone \[PROPOSED: PR \(Professional Office and Parking\)\], Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
30. [VAR-40768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE \(COVERED PARKING\) WHERE FIVE FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE on 2.82 acres at 6731 North Decatur Boulevard \(APN 125-24-701-049\), R-3 \(Medium Density Residential\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
31. [SDR-40767 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40768 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA H.A.N.D., INC. - Request for a Major Amendment to an approved Site Development Plan Review \(SDR-25485\) FOR BUILDING MODIFICATIONS AND THE ADDITION OF COVERED PARKING WITH WAIVERS TO ALLOW NO LANDSCAPE PERIMETER BUFFER WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE AND TO ALLOW RESIDENTIAL ADJACENCY SETBACKS OF 66 FEET ALONG THE SOUTH PROPERTY LINE AND 49 FEET ALONG THE WEST PROPERTY LINE WHERE 70 FEET WAS PREVIOUSLY APPROVED FOR A BUILDING, AND 35 FEET ALONG THE SOUTH PROPERTY LINE WHERE 50 FEET IS REQUIRED FOR A TRASH ENCLOSURE AT AN APPROVED 75-UNIT SENIOR APARTMENT BUILDING on 2.83 acres at 6731 North Decatur Boulevard \(APN 125-24-701-049\), R-3 \(Medium Density Residential\) Zone, Ward 6 \(Ross\). Staff recommends APPROVAL.](#)
32. [VAR-40773 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance TO ALLOW AN EIGHT-FOOT OR LESS GARAGE SETBACK WHERE SIX FEET OR LESS WAS PREVIOUSLY APPROVED ON LOTS 1-15, 30-48, 67, 81-83, 93-106, 111-122, 133-142 and 149-156 at the southwest corner of Shaumber Road and Dorrell Lane \(APNs Multiple\), PD \(Planned Development\) Zone \[RSL \(Residential Small Lot\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\). Staff recommends DENIAL.](#)
33. [VAR-40799 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH SOLID WALL WITH A 25-INCH WROUGHT IRON TOP WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard \(APNs 139-27-805-005 and 139-27-812-045\), C-V \(Civic\) Zone, Ward 5 \(Barlow\). Staff recommends APPROVAL.](#)
34. [SUP-40738 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: I RENT B & E, LLC - Request for a Major Amendment of a previously approved Special Use Permit \(U-0119-02\) FOR A 5,520 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 175-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN WHERE 1,000 FEET IS REQUIRED at 520 North Eastern Avenue \(APN 139-36-110-004\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends APPROVAL.](#)
35. [SUP-40739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST - Request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,606 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 20-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue \(APN 162-03-311-017\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\). Staff recommends DENIAL.](#)
36. [SUP-40747 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GRACEFUL FACIALS AND BODYWORK, INC. - OWNER: 6600 W. CHARLESTON, LLC - Request for a Special Use Permit FOR A 1,730 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW DISTANCE SEPARATION OF 100 FEET FROM A RELIGIOUS FACILITY WHERE 400 FEET IS REQUIRED, ZERO FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 730 FEET FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 6600 West Charleston Boulevard, Suite #126 \(APN 138-35-401-003\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\). Staff recommends APPROVAL.](#)

37. SUP-40748 - 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 WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B160 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
38. SUP-40749 - 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 WHERE 400 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #B130 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
39. SUP-40771 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RODO, LLC - OWNER: J & L PROPERTY LEASING, LLC - Request for a Special Use Permit FOR AN 11,361 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at 5600 West Sahara Avenue (APNs 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
40. SUP-40777 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2ND ACT LAS VEGAS, LLC - OWNER: SUNSHINE HOLDING COMPANY, LLC - Request for a Special Use Permit FOR A 945 SQUARE-FOOT THRIFT SHOP (CONSIGNMENT) at 9484 West Lake Mead Boulevard, Suite #6 (APN 138-18-821-009), P-C (Planned Community) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
41. SDR-40772 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35417) FOR A FIVE-STORY, 730-SPACE PARKING GARAGE AND 4,096 SQUARE FEET OF GENERAL RETAIL USES WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS THAT REQUIRE 70% OF THE FIRST STORY FACADE TO ALIGN ALONG THE FRONT PROPERTY LINE on 1.89 acres at 500 South Main Street (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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