

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Gus W. Flangas, Chair
Todd L. Moody, Vice Chair
Byron Goynes
Richard Truesdell
Vicki Quinn
Trinity Haven Schlottman
Richard P. Bonar

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, 2013
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

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 staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's 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 applicant's 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. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)
5. [FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF APRIL 9, 2013](#)
6. [FOR POSSIBLE ACTION - 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.

7. [ANX-48758 - ANNEXATION - APPLICANT/OWNER: BHODHIYANA MEDITATION CENTER - For possible action on a Petition to Annex 0.96 acres at 1566 Westwind Road \(APN 163-01-204-015\), Ward 1 \(Tarkanian\). Staff](#)

recommends APPROVAL.

8. **TMP-48473 - TENTATIVE MAP - OSO BLANCA & GRAND TETON - APPLICANT: DR HORTON, INC. - OWNER: TIGHI FAMILY, LP** - For possible action on a request for a Tentative Map FOR A 207-LOT RESIDENTIAL SUBDIVISION on 36.70 acres at the northeast corner of Gilcrease Avenue and Fort Apache Road (APN 125-17-101-001), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
9. **TMP-48840 - TENTATIVE MAP - PEACEFUL RIDGE - APPLICANT: ASTORIA RESIDENTIAL - OWNER: T H M ENTERPRISES, LLC, ET AL** - For possible action on a request for a Tentative Map FOR A 322-LOT RESIDENTIAL SUBDIVISION on 55.0 gross acres at the southeast corner of Lone Mountain Road and Puli Road (APNs 137-01-101-001, 009, 010 and 011; 137-01-201-001, 002, 003, 011 and 012; and 137-01-301-001 and 002), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.
10. **TMP-48877 - TENTATIVE MAP - FARM AND SHAUMBER - APPLICANT: LENNAR HOMES - OWNER: AHLERS FAMILY TRUST** - For possible action on a request for a Tentative Map FOR A PROPOSED 118-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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] Zone, Ward 6 (Ross) [PRJ-48791]. Staff recommends APPROVAL.

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.

11. **ZON-48835 - REZONING - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), Ward 3 (Coffin). Staff recommends APPROVAL.
12. **VAR-48833 - VARIANCE RELATED TO ZON-48835 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST** - For possible action on a request for a Variance TO ALLOW A 48-FOOT WIDE LOT WHERE 60 FEET IS REQUIRED on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
13. **VAR-48834 - VARIANCE RELATED TO ZON-48835 AND VAR-48833 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST** - For possible action on a request for a Variance TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
14. **SDR-48832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-48835, VAR-48833 AND VAR-48834 - PUBLIC HEARING - APPLICANT: PETERSEN MANAGEMENT, LLC - OWNER: DARREN C. PETERSEN INVESTMENT TRUST** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,418 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 608 South 7th Street (APN 139-34-810-002), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

15. **SUP-48741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GILDA R. VERSALES - OWNER: MV STAR GROUP, LLC** - For possible action on a request for a Special Use Permit FOR A HOTEL, RESIDENCE at 1414 through 1418 South 3rd Street (APNs 162-03-210-066 and 067), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
16. **SUP-48742 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOODWILL INDUSTRIES OF SOUTHERN NEVADA - OWNER: WEINGARTEN NOSTAT, INC.** - For possible action on a request for a Special Use Permit FOR A THRIFT SHOP at 741 South Rainbow Boulevard (APN 138-34-717-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
17. **SUP-48783 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAC SHACK SUMMERLIN - OWNER: CROSSROADS COMMONS LTD, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,825 SQUARE-FOOT RESTAURANT at 8975 West Charleston Boulevard, Suite #140 (APN 163-05-101-002), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.
18. **SUP-48816 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NACHO DADDY, LLC - OWNER: 113 4TH STREET, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,643 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT, INCLUDING 401 SQUARE FEET OF OUTDOOR SEATING AREA at 113 North 4th Street (APN 139-34-510-028), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-48795]. Staff recommends APPROVAL.
19. **SUP-48861 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BLACK SPADE TATTOO - OWNER: 3RD & CHARLESTON, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 1106 South 3rd Street (APN 162-03-110-036), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

20. **ABEYANCE - VAR-47494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM BIRTHISEL** - For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED AND TO ALLOW SETBACKS OF NINE FEET IN THE FRONT YARD AND ZERO FEET IN THE SIDE YARDS WHERE 20 FEET AND FIVE FEET ARE REQUIRED, RESPECTIVELY on 0.19 acres at 1243 Barnard Drive (APN 162-05-114-009), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
21. **ABEYANCE - VAR-47835 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW AN OFF-PREMISE SIGN TO BE ATTACHED TO A BUILDING WHERE OFF-PREMISE SIGNS ARE REQUIRED TO BE DETACHED AND PERMANENTLY SECURED TO THE GROUND on 8.14 acres at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
22. **ABEYANCE - SUP-47834 - SPECIAL USE PERMIT RELATED TO VAR-47835 - PUBLIC HEARING - APPLICANT/OWNER: KHANEH HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR AN OFF-PREMISE SIGN at 5550 Painted Mirage Road (APN 125-34-116-004), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
23. **ABEYANCE - SUP-48184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,086 SQUARE-FOOT SUPPER CLUB WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 2620 Regatta Drive, Suite #118 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

24. **ABEYANCE - SDR-48185 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48184 - PUBLIC HEARING - APPLICANT: IVY GRILL, LLC - OWNER: WFT NV, LLC** - For possible action on a request for a Site Development Plan Review FOR A 2,607 SQUARE-FOOT ADDITION TO AN EXISTING SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
25. **ABEYANCE - SUP-48455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MART #3 - OWNER: EYW OF NEVADA, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,400 SQUARE-FOOT CONVENIENCE STORE at 6711 West Alexander Road, Suite #103 (APN 138-10-502-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
26. **ABEYANCE - SDR-48148 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LONNIE WALSTON** - For possible action on a request for a Site Development Plan Review FOR A 1,900 SQUARE-FOOT ADDITION TO AN EXISTING 9,471 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A 116-FOOT PORTION AND AN EIGHT-FOOT LANDSCAPE BUFFER ALONG A 102-FOOT PORTION OF THE NORTH PROPERTY LINE, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE A MINIMUM 15-FOOT WIDE BUFFER IS REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT LANDSCAPE BUFFER IS REQUIRED on 1.61 acres at 1100 Martin L King Boulevard (APNs 139-28-604-001 and 003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
27. **MOD-48831 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R MARSH** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross). Staff recommends DENIAL.
28. **MOD-48855 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) TO: ML-TC (MEDIUM LOW DENSITY RESIDENTIAL - TOWN CENTER) on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), Ward 6 (Ross). Staff recommends APPROVAL.
29. **VAC-48854 - VACATION RELATED TO MOD-48855 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC AND RES NV TVL, LLC** - For possible action on a request for a Petition to Vacate all of the City of Las Vegas public easements and public drainage easements generally located adjacent to the southeast corner of Deer Springs Way and Campbell Road, Ward 6 (Ross). Staff recommends APPROVAL.
30. **SDR-48852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-48855 AND VAC-48854 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DR HORTON, INC. AND RES NV TVL, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN GUIDELINES on 26.4 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.
31. **ZON-48851 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: MARJAN INTERNATIONAL CORPORATION** - For possible action on a request for a Rezoning FROM: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 11.44 acres at the northeast corner of Leon Avenue and Iron Mountain Road (APN 125-01-402-020), Ward 6 (Ross). Staff recommends APPROVAL.
32. **WVR-48970 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: 208 LAS VEGAS BOULEVARD, LLC** - For possible action on a request for a Waiver OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS ALONG THE WEST PERIMETER on 0.45 acres at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-48735]. Staff recommends DENIAL.

33. **VAR-48706 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELSON FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) on 0.55 acres at 2221 Rosanna Street (APN 163-03-803-012), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
34. **VAR-48762 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD** - For possible action on a request for a Variance TO ALLOW A PROPOSED PROJECTING SIGN ON THE SAME PROPERTY AS AN EXISTING FREESTANDING SIGN WHERE SUCH IS NOT ALLOWED on 0.16 acres at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
35. **VAR-48779 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: T H M ENTERPRISES, LLC** - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFFSITE IMPROVEMENTS INCLUDING SIDEWALKS AND STREETLIGHTS WHERE SUCH ARE REQUIRED on 2.5 acres generally located on the southeast corner of Juliano Road and Hickam Avenue (APN 138-05-801-006), U (Undeveloped) Zone [RE (Residential Estates) General Plan Designation], Ward 4 (Anthony). Staff recommends DENIAL.
36. **VAR-48797 - VARIANCE - PUBLIC HEARING - APPLICANT: 5000 W OAKLEY, LLC - OWNER: 5000 W OAKLEY, LLC AND D16, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 2.3 acres at 5000 West Oakley Boulevard (APNs 163-01-602-002 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 1 (Tarkanian). Staff recommends DENIAL.
37. **VAR-48827 - VARIANCE - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for a Variance TO ALLOW A 14-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
38. **VAR-48828 - VARIANCE RELATED TO VAR-48827 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for a Variance TO ALLOW NO WALL ON THE NORTH PROPERTY LINE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ADJACENT TO RESIDENTIAL PROPERTY, TO ALLOW OUTDOOR STORAGE WITHIN SETBACK AND LANDSCAPE BUFFER AREAS, AND TO ALLOW AN EXISTING SEVEN-FOOT CHAIN LINK FENCE WITH MESH SCREENING WHERE A SOLID STRUCTURE OR WALL OF EIGHT FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
39. **SDR-48826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-48827 AND VAR-48828 - PUBLIC HEARING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAIME LOPEZ AND REFUGIO ESPINOZA LOPEZ** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,784 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ON THE NORTH PROPERTY LINE AND TWO FEET ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW ZERO FEET ON THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
40. **VAR-48848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRIAN BURTON** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIX-INCH SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING GARAGE on 0.24 acres at 1225 Buehler Drive (APN 162-05-513-021), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
41. **VAR-48858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW A. CHIU** - For possible action on a request for a Variance TO ALLOW AN 11.5-FOOT BLOCK WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.01 acres at 2325 Alta Drive (APN 139-32-702-028), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
42. **VAR-49041 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Variance TO NOT INSTALL REQUIRED OFF-SITE IMPROVEMENTS ALONG GRAGSON AVENUE on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) [PRJ-48698]. Staff recommends DENIAL.

43. **SDR-48917 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49041 - PUBLIC HEARING - APPLICANT: A CAB TAXI - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,985 SQUARE-FOOT BUILDING TO BE USED FOR AUTO REPAIR AND STORAGE AND A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE ENTIRE EAST PERIMETER on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) [PRJ-48698]. Staff recommends DENIAL.
44. **SUP-48636 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PARKING IMPAIRED SHOPPING CENTER WHERE TWO ADDITIONAL PARKING SPACES ARE PROPOSED TO BE REMOVED FOR A WATER VENDING KIOSK at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
45. **SDR-48637 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48636 - PUBLIC HEARING - APPLICANT: DAPPER DEVELOPMENT - OWNER: LARSON S FAMILY, LP** - For possible action on a request for a Site Development Plan Review FOR A WATER VENDING KIOSK on 0.60 acres at 3866 West Sahara Avenue (APN 162-06-813-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
46. **SUP-48695 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUNS BEEF JERKY (THAI STYLE), LLC - OWNER: SUSA PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 1,800 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4941 West Craig Road (APN 138-01-712-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
47. **SUP-48803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC.** - For possible action on a request for a Special Use Permit FOR AN ATM DRIVE-THROUGH TO HAVE A STACKING LANE FOR THREE VEHICLES WHERE SIX VEHICLES ARE REQUIRED at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
48. **SDR-48805 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48803 - PUBLIC HEARING - APPLICANT: TKO INSTALLATIONS - OWNER: WEINGARTEN NOSTAT, INC.** - For possible action on a request for a Site Development Plan Review FOR AN ATM DRIVE-THROUGH on 10.0 acres at 861 South Rainbow Boulevard (APN 138-34-717-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
49. **SUP-48810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE USE at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
50. **SDR-48811 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48810 - PUBLIC HEARING - APPLICANT/OWNER: DREA 357, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE YARD WITH A WAIVER TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW CHAIN LINK PERIMETER FENCING WITH BARBED WIRE on 2.39 acres at 2020 West Bonanza Road (APNs 139-28-301-020 and 029), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
51. **SUP-48815 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ONE PANOU, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,083 SQUARE-FOOT CONVENIENCE STORE at 5700 Sky Pointe Drive (APN 125-27-410-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
52. **SUP-48839 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FERDINAND AND ANTONO F. HANTIG - OWNER: POZEMKI, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED ANIMAL KEEPING & HUSBANDRY USE (ONE LION, TWO PANTHERS AND FOUR TIGERS) WITH WAIVERS TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL DWELLING WHERE 1500 FEET IS REQUIRED AND TO ALLOW 107-FOOT DISTANCE SEPARATION FROM A PUBLIC PARK WHERE 1500 FEET IS REQUIRED on 2.19 acres at 2225 Montessouri Street (APN 163-03-802-014), R-E (Residential Estates) Zone, Ward 1

(Tarkanian). Staff recommends DENIAL.

53. **SUP-48845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES** - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
54. **SUP-48846 - SPECIAL USE PERMIT RELATED TO SUP-48845 - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR A PROPOSED GENERAL RETAIL STORE TO ALLOW 61 PARKING SPACES WHERE 85 IS THE MINIMUM REQUIRED at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
55. **SDR-48844 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-48845 AND SUP-48846 - PUBLIC HEARING - APPLICANT: PECO NNN DEVELOPMENT, LLC - OWNER: J R J PROPERTIES** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 14,820 SQUARE-FOOT GENERAL RETAIL STORE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND A PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A BUILDING ORIENTATION TO BE AWAY FROM THE FRONT PROPERTY LINE WHERE SUCH IS REQUIRED on 5.21 acres at 2451 South Decatur Boulevard (APNs 163-01-803-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
56. **SUP-48849 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: IMAGINE SCHOOLS AT EAST MESA - OWNER: VAUSE FAMILY TRUST** - For possible action on a request for Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO PICK-UP AND DROP-OFF AREA WHERE ONE IS REQUIRED at 1951 South Rainbow Boulevard (APN 163-03-703-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
57. **SCD-48926 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST** - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW TWO EXISTING DETACHED STRUCTURES WITH ZERO-FOOT SIDEYARD SETBACKS WHERE FIVE FEET IS REQUIRED; TO ALLOW A FIVE-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN EXISTING DETACHED STRUCTURE WITH A SIX-INCH SIDEYARD SETBACK WHERE FIVE FEET IS REQUIRED AND A FOUR-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED on 0.23 acres at 11125 Arbor Pines Avenue (APN 137-26-514-008), P-C (Planned Community) Zone, Ward 2 (Beers). Staff recommends DENIAL.
58. **SDR-48856 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 104,000 SQUARE-FOOT SHOPPING CENTER WITH A SIX-LEVEL PARKING GARAGE on 3.46 acres at 300 North Casino Center Boulevard and 350 Stewart Avenue (APNs 139-34-501-004 and 008), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
59. **SDR-48857 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: POB LAS VEGAS, LLC - OWNER: B G LAS VEGAS, LLC, ET AL** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF THE GROUND LEVEL OF AN EXISTING SEVEN-LEVEL PARKING GARAGE TO 15,400 SQUARE FEET OF CONFERENCE SPACE AND 21,784 SQUARE FEET OF GENERAL RETAIL AND RESTAURANT USES, AND FOR FACADE IMPROVEMENTS WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 1.04 acres at 220 North Casino Center Boulevard (APNs 139-34-510-001 through 003), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

60. **TXT-48048 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to make various corrections, clarifications and updates identified as necessary or appropriate. Staff recommends APPROVAL.
- 61.

TXT-48648 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For discussion and possible action to amend LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to re-introduce standards for the R-D (Single Family Residential-Restricted) District and revise standards for the R-1 (Single Family Residential) District and provide for other related matters. Staff recommends APPROVAL.

62. **TXT-48737 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC 19.16.050 related to Tentative Maps by revising the timing of the presentation of the map to the Planning Commission and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

63. 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