



Legal Notices Transmittal and Scanning Separator Sheet

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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

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.

June 14, 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 Clerk's 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 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. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 10, 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. **EOT-41404 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: WAT LAO BUDDHAMIXAY** - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-33063) FOR A PROPOSED 1,126 SQUARE-FOOT ADDITION TO AN EXISTING 1,475 SQUARE-FOOT MONASTERY WITH WAIVIERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PERIMETERS WHERE SIX FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED on 0.46 acres at 360 and 366 North 14th Street (APNs 139-35-212-130), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
7. **ZON-41545 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC** - Request for Rezoning FROM: R-1 (LOW DENSITY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: P-O (PROFESSIONAL OFFICE) on 0.85 acres at 511, 515, 521 and 531 South 7th Street (APNs 139-34-710-042, 43, 44 and 139-34-810-018), Ward 3 (Reese). Staff recommends APPROVAL.
8. **VAR-41546 - VARIANCE RELATED TO ZON-41545 - PUBLIC HEARING - APPLICANT/OWNER: BONNEVILLE BUNGALOWS, LLC** - Request for a Variance TO ALLOW A LOT WIDTH OF 55 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED on 0.17 acres at 511 South 7th Street (APN 139-34-710-042), R-1 (Single Family Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese). Staff recommends APPROVAL.
9. **SUP-41563 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DIFARA PIZZA HOLDINGS, INC. - OWNER: HUALAPAI COMMONS** - Request for a Special Use Permit FOR A PROPOSED 3,840 SQUARE-FOOT SUPPER CLUB WITH 2,744 SQUARE FEET OF OUTDOOR DINING AREA at 9785 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
10. **SUP-41573 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LV SPA VENTURE VQR, LLC - OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit TO ADD A PROPOSED 492 SQUARE-FOOT MASSAGE ESTABLISHMENT WITHIN AN EXISTING 3,680 SQUARE-FOOT GENERAL PERSONAL SERVICE (BEAUTY SALON) WITH WAIVERS TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND AN 80-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #150 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
11. **SUP-41576 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A 6,013 SQUARE-FOOT SUPPER CLUB WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 450 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
12. **SUP-41577 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH SERVICE BAR WITHIN AN EXISTING 2,146 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #165 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

13. **SUP-41581 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) USE WITHIN AN EXISTING 28.44-ACRE MIXED-USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK WHERE 1,500 FEET IS REQUIRED AND NO DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 410 South Rampart Boulevard, Suite #175 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
14. **SUP-41586 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LUTHERAN SOCIAL SERVICES OF NEVADA - OWNER: HARSCH INVESTMENT PROPERTIES** - Request for a Special Use Permit FOR A PROPOSED 11,597 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 73 Spectrum Boulevard (APN 139-36-811-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
15. **SUP-41592 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARYETTA BREWER - OWNER: CONSTRUCTION GROUP, INC.** - Request for a Special Use Permit FOR A PROPOSED 1,275 SQUARE-FOOT SECONDHAND DEALER USE (HOUSEHOLD ITEMS) at 2187 North Decatur Boulevard, Suite #100 (APN 138-24-611-073), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. **ABEYANCE - VAR-41297 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION** - Request for a Variance TO ALLOW A 12-FOOT HIGH CHAIN LINK FENCE WHERE EIGHT FEET IS MAXIMUM HEIGHT PERMITTED on 1.49 acres at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.
17. **ABEYANCE - SUP-41296 - SPECIAL USE PERMIT RELATED TO VAR-41297 - PUBLIC HEARING - APPLICANT: TOWER CONSULTING, INC. - OWNER: PECCOLE RANCH COMMUNITY ASSOCIATION** - Request for a Special Use Permit FOR A PROPOSED 85-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 9501 Red Hills Road (APN 163-06-610-002), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.
18. **ABEYANCE - VAR-41385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 25 SPACES ARE REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL BUILDING at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
19. **ABEYANCE - VAR-41386 - VARIANCE RELATED TO VAR-41385 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - Request for a Variance TO ALLOW AN EIGHT-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SEVEN-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
20. **ABEYANCE - SUP-41384 - SPECIAL USE PERMIT RELATED TO VAR-41385 AND VAR-41386 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK USE at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
21. **ABEYANCE - SDR-41235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41385, VAR-41386 AND SUP-41384 - PUBLIC HEARING - APPLICANT/OWNER: UNITED BROTHERS ENTERPRISES, INC.** - Request for a Major Amendment of a previously approved Site Development Plan Review (SD-0039-02) FOR A PROPOSED 2,600 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND A 2,324 SQUARE-FOOT FUEL CANOPY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE NORTH AND SOUTH PERIMETERS AND A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.92 acres at 2320 Fremont Street (APN 139-35-805-001), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

22. **ABEYANCE - RQR-41171 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC** - Request for a previously approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 2900 Sirius Avenue (APN 162-08-702-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
23. **ABEYANCE - SUP-41278 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BRIAN ALBISER** - Request for a Special Use Permit FOR A BAILBOND SERVICE USE at 1201 Stewart Avenue, Suite #2 (APNs 139-35-211-073 and 074), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
24. **ABEYANCE - SUP-41289 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.** - Request for a Major Amendment to a previously approved Special Use Permit (SUP-19645) TO ALLOW 24-HOUR OPERATIONS FOR AN EXISTING AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION, SPECIFIED WHERE HOURS OF OPERATION FROM 8:00 A.M.TO 11:00 P.M. ARE PERMITTED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
25. **ABEYANCE - SUP-41299 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: AD AMERICA, INC.** - Request for a Special Use Permit FOR A PROPOSED 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN (MONOPOLE) at 2400 Highland Drive (APN 162-04-402-004), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
26. **ABEYANCE - SDR-41033 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION, INC., ET AL** - Request for a Site Development Plan Review FOR A PRIVATE PARK on 2.16 acres at the intersection of Symphony Park Avenue and Grand Central Parkway (APNs: 139-33-511-009, 010, and 139-34-211-001), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
27. **ABEYANCE - SDR-41037 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH SPICER** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-35518) FOR AN OFFICE, OTHER THAN LISTED, TO ELIMINATE LANDSCAPING IN THE RIGHT-OF-WAY ALONG THE WEST PERIMETER on 0.15 acre at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
28. **ABEYANCE - SDR-41271 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STATE BANK** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
29. **ZON-41044 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), Ward 3 (Reese). Staff recommends APPROVAL.
30. **SDR-41045 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41044 - PUBLIC HEARING - APPLICANT/OWNER: DANIEL ROSS** - Request for a Site Development Plan Review FOR A COVERED PARKING LOT WITH WAIVERS TO ALLOW AN 11-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED , A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED, AND A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.26 acres at 424 South 7th Street (APN 139-34-710-029), R-3 (Medium Density Residential) Zone [PROPOSED: P-O (Professional Office)], Ward 3 (Reese). Staff recommends APPROVAL.
31. **VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC, ET AL** - Request for a Variance TO ALLOW 160 PARKING SPACES WHERE 184 SPACES ARE REQUIRED on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

32. **SDR-41047 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41054 - PUBLIC HEARING - APPLICANT/OWNER: EVAPS, LLC** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
33. **ZON-41606 - REZONING - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS** - Request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres at the southwest corner of Clark Avenue and Sixth Street (APNs 139-34-710-001, 139-34-310-063, and 076), Ward 3 (Reese). Staff recommends APPROVAL.
34. **VAC-41661 - VACATION RELATED TO ZON-41601 - PUBLIC HEARING - APPLICANT: SDA, INC. - OWNER: CITY OF LAS VEGAS** - Petition to Vacate a portion of a public right-of-way of an alley from Clark Avenue south for 150 feet, Ward 3 (Reese). Staff recommends APPROVAL.
35. **SDR-41601 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-41606 AND VAC-41661 - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS** - Request for Site Development Plan Review FOR A PROPOSED 62,000 SQUARE-FOOT OFFICE BUILDING AND A FIVE STORY PARKING GARAGE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN TO ALLOW NO FACADE ALIGNMENT ON THE GROUND FLOOR WHERE SEVENTY PERCENT IS REQUIRED, TO ALLOW NO GROUND FLOOR RETAIL FOR THE PARKING GARAGE AND TO ALLOW THE MAIN ENTRY OF THE BUILDING TO NOT BE ARTICULATED IN THE DESIGN WHERE REQUIRED on 0.92 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Reese). Staff recommends APPROVAL.
36. **VAR-41401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FATALEVICH FAMILY TRUST** - Request for a Variance TO ALLOW A TWO-FOOT DISTANCE SEPARATION BETWEEN A PROPOSED 1,167 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) AND THE MAIN DWELLING WHERE SIX FEET IS REQUIRED on 0.46 acres at 1900 Plantea Court (APN 163-04-718-005), R-E (Residence Estates) Zone, Ward 2 (Wolfson). Staff recommends DENIAL.
37. **VAR-41486 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIC FLO - OWNER: MARTHA G. KENT LIVING TRUST** - Request for a Variance TO CONVERT AN EXISTING SHIPPING CONTAINER INTO AN EXISTING ACCESSORY STRUCTURE (CLASS II) THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT, TO ALLOW AN 11-INCH SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED, AND TO ALLOW A SECOND ACCESSORY STRUCTURE (CLASS II) TO HAVE A SEPARATION DISTANCE OF ONE FOOT FROM THE PRINCIPAL DWELLING UNIT WHERE SIX FEET IS REQUIRED on 0.16 acres at 4208 Carnation Lane (APN 138-02-410-024), R-MH (Mobile/Manufactured Home) Zone, Ward 6 (Ross). Staff recommends DENIAL.
38. **VAR-41558 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC** - Request for a Variance TO ALLOW A SETBACK OF 30 FEET WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 66 FEET on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
39. **SUP-41559 - SPECIAL USE PERMIT RELATED TO VAR-41558 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC** - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
40. **SDR-41557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41558 AND SUP-41559 - PUBLIC HEARING - APPLICANT/OWNER: HCP CC SNF, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 17,466 SQUARE- FOOT, 36-BED EXPANSION OF AN EXISTING CONVALESENT CARE CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN EIGHT-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE NORTH PERIMETER AND A 7.5-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE EAST PERIMETER on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), R-3 (Medium Density Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.

41. **VAR-41565 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS** - Request for a Variance TO ALLOW AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) TO HAVE A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.25 acres at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
42. **SUP-41564 - SPECIAL USE PERMIT RELATED TO VAR-41565 - PUBLIC HEARING - APPLICANT/OWNER: GINIE W. HARRIS** - Request for a Special Use Permit FOR AN EXISTING 528 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 3324 Hastings Avenue (APN 139-32-401-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
43. **VAR-41579 - VARIANCE - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST** - Request for a Variance TO ALLOW 30 PARKING SPACES WHERE 48 ARE REQUIRED on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.
44. **SDR-41578 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-41579 - PUBLIC HEARING - APPLICANT: JONES LANG LASALLE - OWNER: THE TASS C. HARDIN & LOIS I. HARDIN REVOCABLE FAMILY TRUST** - Request for a Site Development Plan Review FOR AN 8,500 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR on 1.18 acres at the southwest corner of Red Coach Avenue and Rancho Drive (APN 138-02-202-015), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.
45. **VAR-41580 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROGELIO MACHUCA** - Request for a Variance TO ALLOW NO ADDITIONAL PARKING SPACES WHERE THREE ADDITIONAL SPACES ARE REQUIRED FOR A PROPOSED 2,175 SQUARE-FOOT OFFICE, MEDICAL on 0.11 acres at 1501 South Eastern Avenue (APN 162-01-210-040), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). Staff recommends DENIAL.
46. **VAR-41585 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION** - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK FOR A PATIO/BALCONY WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.37 acres at 7624, 7628, 7632, 7768 and 7772 Houston Peak Street (APNs 126-13-212-006, 007, 008, 181, and 182), PD (Planned Development) Zone, Ward 6 (Ross). Staff recommends DENIAL.
47. **SUP-41542 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEARL OF THE ORIENT MASSAGE - OWNER: SUNSHINE ONE, LLC** - Request for a Special Use Permit FOR A 1,020 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED, A 20-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND 24-HOUR OPERATION WHERE HOURS OF OPERATION FROM 8:00 A.M. TO 9:00 P.M. ARE ALLOWED at 3909 West Sahara Avenue, Suite #6 (APN 162-07-512-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
48. **SUP-41569 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: HS FAMILY LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 5,166 SQUARE-FOOT RETAIL ESTABLISHMENT at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
49. **SUP-41570 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: L'CHAIM FREMONT ASSOCIATES, INC.** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
50. **SUP-41583 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC** - Request for a Special Use Permit FOR A PROPOSED 17,088 SQUARE-FOOT FACILITY TO PROVIDE TESTING, TREATMENT OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

51. **SUP-41584 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: COMMUNITY COUNSELING CENTER - OWNER: 714 EAST SAHARA AVENUE, LLC** - Request for a Special Use Permit FOR A PROPOSED 17,088 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 714 East Sahara Avenue (APN 162-03-801-056), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
52. **SUP-41587 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LIGHTSQUARED, INC. - OWNER: BAR ACQUISITIONS, LLC** - Request for a Special Use Permit FOR A CO-LOCATION ON AN EXISTING WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPINE) at 3811 West Charleston Boulevard (APN 162-06-501-002) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
53. **SDR-41591 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Site Development Plan Review TO INSTALL TWO, 93-FOOT TALL SOLAR POWER GENERATION FACILITIES on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planned Development) Zone [PF (Public Facilities) Cliff's Edge Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

54. **TXT-41610 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to update the Downtown Centennial Plan to revise the language regarding the outdoor dining and entertainment standards. Staff recommends APPROVAL..

CITIZENS PARTICIPATION:

55. **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**