



# Legal Notices Transmittal and Scanning Separator Sheet

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## Legal Notice Type: Agenda Affidavits

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Meeting Date: 1/10/2012

Meeting Type: Planning Commission <=>

Date Posted: 1/3/2012

Subject of Agendas: Mailing and Electronic Planning Commission Agenda <=>

Record Series: Legal Notices

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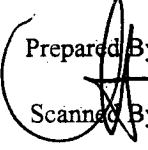
Retention: Permanent

File By: Meeting Date

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Prepared By: acrolli

Scanned By: 

QC By: \_\_\_\_\_

**SCANNED**  
JAN 12 2012

# **CERTIFICATE OF MAILING**

(Posting required under the provisions of NRS Chapter 241)

**Carman L Burney**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 3<sup>rd</sup> day of January, 2012, a copy of NOTICE, the attached  
of which is a true and correct copy of a Planning Commission Agenda, said meeting to  
be held on the 10th day of January, 2012, at 6:00PM in Las Vegas,  
Nevada, was deposited in the United States Mail, Postage prepaid, First Class Mail, to  
each person and/or organization whose name appears on the list maintained in the  
Department of Planning.

Carman L Burney



**Signature**  
**Department of Planning**

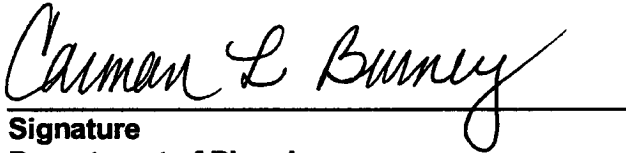
# **CERTIFICATE OF ELECTRONIC MAILING**

(Posting required under the provisions of NRS Chapter 241)

**Carman L Burney**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 3rd day of January, 2012, a copy of NOTICE, the attached of  
which is a true and correct copy of a Planning Commission Agenda, said meeting to be  
held on the 10<sup>th</sup> day of January, 2012, at 6:00PM in Las Vegas, Nevada,  
was electronically mailed (emailed) to each person and/or organization whose name  
appears on the list maintained in the Department of Planning.

Carman L Burney



**Signature**  
**Department of Planning**



**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

**LAS VEGAS CITY COUNCIL**

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

**COMMISSIONERS**

Vicki Quinn, Chair  
Gus W. Flangas, Vice Chair  
Byron Goynes  
Richard Truesdell  
Glenn E. Trowbridge  
Todd L. Moody  
Trinity Haven Schlottman

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.

**THE PLANNING COMMISSION MEETING HAS BEEN RELOCATED TO THE COUNCIL CHAMBERS AT  
THE NEW CITY HALL LOCATED AT 495 SOUTH MAIN STREET EFFECTIVE MARCH 13, 2012**

**January 10, 2012**  
**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 Plaza, 400 Stewart Avenue, Vending Area  
City Clerk's Bulletin Board, 400 Stewart Avenue, 2<sup>nd</sup> 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

**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 DECEMBER 13, 2011
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. **TMP-43967 - TENTATIVE MAP - SUMMERLIN VILLAGE 23A, UNIT NO. 2, PARCEL O - APPLICANT: WOODSIDE HOMES - OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 107-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08-acres at the southwest corner of Alta Drive and Fox Hill Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.
8. **EOT-43895 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: NV ENERGY** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-25217) FOR AN ELECTRICAL UTILITY TRANSMISSION LINE OVER 15,000 VOLTS at 2500 Highland Drive (APN 162-09-103-002), C-V (Civic) Zone, Ward 1 (Tarkanian). 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.

9. **ZON-43792 - REZONING - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: CENTENNIAL & DURANGO, LLC** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] on 0.91 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APN 125-20-803-009), Ward 6 (Ross). Staff recommends APPROVAL.
10. **SDR-43790 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-43792 - PUBLIC HEARING - APPLICANT: WAITT-MONTECITO REAL ESTATE, LLC - OWNER: WAITT-MONTECITO REAL ESTATE, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE TOWN CENTER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPING STANDARDS AND WAIVERS OF TITLE 19.08 LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE NORTH AND SOUTH SIDES OF A SHARED PROPERTY LINE AND A SIX-FOOT BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 8.87 acres at the northwest corner of Grand Montecito Parkway and Clark County 215 (APNs 125-20-810-002 and 125-20-803-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and T-C (Town Center) Zones [PROPOSED: T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
11. **MSP-44034 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: WRL ARCHITECTS - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Master Sign Plan FOR A MUSEUM on 1.98 acres at 300 Stewart Avenue (APN 139-34-501-007), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
12. **RQR-43945 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SONAL, INC.** - For possible action on a Required Review of a previously approved Special Use Permit (SUP-37905) FOR 22 HOTEL, RESIDENCE UNITS WITHIN AN EXISTING 68-UNIT MOTEL at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
13. **RQR-44030 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CHETAK DEVELOPMENT** - For possible action on a Required Review of a previously approved Special Use Permit (SUP-1274) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN TO BE 55 FEET TALL WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2252 Paradise Road (APN 162-03-411-011), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
14. **SUP-43963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AUTOZONE INC. - OWNER: 1200 S. RAINBOW HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) (ACCESSORY SALES & SERVICE) USE at 1200 South Rainbow Boulevard (APN 163-02-101-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

15. **SUP-43992 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOLDEN TRADE - OWNER: SEA BREEZE VILLAGE, LLC** - For possible action on a request for a Special Use Permit FOR A 1,300 SQUARE-FOOT JEWELRY STORE, CLASS III at 1750 North Buffalo Drive, Suite #110 (APN 138-22-418-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
16. **SUP-43998 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TIFFANY BOGUN - OWNER: BECKER EQUITIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED ASTROLOGER, HYPNOTIST, OR PSYCHIC ART AND SCIENCE USE at 106 South Jones Boulevard (APN 138-36-112-004), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
17. **SDR-43960 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS CAL CORPORATION, DBA TACO BELL - OWNER: ADSC, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,921 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS OF PERIMETER LANDSCAPING BUFFER WIDTH STANDARDS TO ALLOW 10 FEET WHERE 15 FEET IS REQUIRED ALONG THE NORTH AND WEST PROPERTY LINES on 0.43 acres at the southeast corner of Mayflower Lane and Decatur Boulevard (APN 139-31-221-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
18. **SDR-43975 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SDA INC. - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-41601) FOR A PROPOSED 10-STORY, 131,228 SQUARE-FOOT OFFICE BUILDING AND AN EIGHT-STORY PARKING GARAGE 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 (Coffin). Staff recommends APPROVAL.

#### PUBLIC HEARING ITEMS

19. **ABEYANCE - VAR-43719 - VARIANCE - PUBLIC HEARING - APPLICANT: CONTINENTAL SUITES - OWNER: 1213 S. LAS VEGAS BLVD., LLC** - For possible action on a request for a Variance TO ALLOW A PROPOSED 25-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED on 1.17 acres at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends DENIAL.
20. **ABEYANCE - VAR-43723 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC** - For possible action on a request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
21. **ABEYANCE - SUP-43724 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CROSS CREEK DEVELOPMENT, LLC - OWNER: THE VISTA COMMONS CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,950 SQUARE-FOOT PUB, BAR OR LOUNGE (TAVERN) at 11770 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone [VC (Village Center) Summerlin Land Use Designation], Ward 2 (Wolfson). Staff recommends APPROVAL.
22. **GPA-43887 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: C (COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin). Staff recommends APPROVAL.
23. **ZON-43888 - REZONING RELATED TO GPA-43887 - PUBLIC HEARING - APPLICANT/OWNER: LUCKY DRAGON, LLC** - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.20 acres at 305 West Cincinnati Avenue (APN 162-04-811-028), Ward 3 (Coffin). Staff recommends APPROVAL.

24. **SUP-43889 - SPECIAL USE PERMIT RELATED TO GPA-43887 AND ZON-43888 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a request for a Special Use Permit FOR A GAMING ESTABLISHMENT, NON-RESTRICTED on the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin). Staff recommends APPROVAL.
25. **VAC-43891 - VACATION RELATED TO GPA-43887, ZON-43888 AND SUP-43889 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a Petition to Vacate A PORTION OF AN EXISTING ALLEY SOUTH OF CINCINNATI AVENUE AND EAST OF TAM DRIVE, Ward 3 (Coffin). Staff recommends APPROVAL.
26. **SDR-43890 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43887, ZON-43888, SUP-43889 AND VAC-43891 - PUBLIC HEARING - APPLICANT: LUCKY DRAGON, LLC - OWNER: LUCKY DRAGON, LLC AND SAHARA INVESTMENTS, LLC** - For possible action on a request for a Site Development Plan Review FOR A 240,199 SQUARE-FOOT, 201-UNIT, 10-STORY HOTEL/CASINO WITH A 446-SPACE PARKING GARAGE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STANDARDS FOR STREETScape, SERVICE AREA/LOADING DOCK, UTILITY LOCATION, PERIMETER WALL HEIGHT AND WALL TREATMENT AT THE STREET LEVEL REQUIREMENTS on 2.63 acres along the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-811-028, 162-04-807-004 and 005, 162-04-814-002), Ward 3 (Coffin). Staff recommends DENIAL.
27. **GPA-43970 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO** - For possible action on a request to amend the General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow). Staff recommends DENIAL.
28. **ZON-43971 - REZONING RELATED TO GPA-43970 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-O (PROFESSIONAL OFFICE) on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow). Staff recommends DENIAL.
29. **VAR-43972 - VARIANCE RELATED TO GPA-43970 AND ZON-43971 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE SEVEN ARE REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow). Staff recommends DENIAL.
30. **SDR-43973 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43970, ZON-43971 AND VAR-43972 - PUBLIC HEARING - APPLICANT: HERMANDAD MEXICANA TRANSNACIONAL - OWNER: GLORIA SAUCEDO** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE FAMILY RESIDENCE INTO A 2,010 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2511 West Bonanza Road (APN 139-29-810-023), Ward 5 (Barlow). Staff recommends DENIAL.
31. **GPA-43983 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a General Plan Amendment from PCD (PLANNED COMMUNITY DEVELOPMENT) TO: PF (PUBLIC FACILITIES) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.
32. **ZON-43982 - REZONING RELATED TO GPA-43983 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a Rezoning FROM R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) DISTRICT on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.
33. **SDR-43981 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-43983 AND ZON-43982 - PUBLIC HEARING - APPLICANT/OWNER: GILCREASE NATURE SANCTUARY** - For possible action on a Site Development Plan Review FOR A COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY (NATURE SANCTUARY) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Ross). Staff recommends APPROVAL.

34. **GPA-43991 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - For possible action on a request for a General Plan Amendment TO ESTABLISH REDEVELOPMENT AREA 2 AND CHANGE THE FUTURE LAND USE DESIGNATION ON VARIOUS PARCELS WITHIN THE REDEVELOPMENT AREA TO COMMERCIAL OR MIXED USE, Ward 1 (Tarkanian). Staff recommends APPROVAL.
35. **VAR-43956 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WISEMAN LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ATTACHED CARPORT on 0.14 acres at 2300 East Mesquite Avenue (APN 139-35-513-022), R-1 (Single Family Residential) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
36. **VAR-43989 - VARIANCE - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Variance TO ALLOW 113 PARKING SPACES WHERE 133 SPACES ARE REQUIRED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
37. **SUP-43990 - SPECIAL USE PERMIT RELATED TO VAR-43989 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC** - For possible action on a request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY WITH WAIVERS TO ALLOW STORAGE WITHIN THE REQUIRED SIDE AND REAR YARD SETBACK AREAS AND TO ALLOW NO SCREENING FROM PUBLIC STREETS WHERE EIGHT-FOOT TALL SCREENING IS REQUIRED at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
38. **VAR-43994 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING LEGALLY NONCONFORMING BUILDING on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
39. **SDR-43995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-43994 - PUBLIC HEARING - APPLICANT: NEVADA RESTAURANT SERVICES - OWNER: NELLIS W F T, LLC** - For possible action on a request for a Site Development Plan Review FOR AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFERS ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 FEET IS REQUIRED AND ALONG THE WEST AND NORTH PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.63 acres at 1511 North Nellis Boulevard (APNs 140-29-510-026 and 027), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
40. **SUP-43927 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 270 FEET FROM A SCHOOL AND 100 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
41. **SDR-43929 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43927 - PUBLIC HEARING - APPLICANT: DYNAMIC DEVELOPMENT COMPANY, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20,700 SQUARE-FOOT GROCERY STORE on 2.38 acres located on the south side of Lake Mead Boulevard, approximately 315 feet west of Martin Luther King Boulevard (a portion of APN 139-21-313-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
42. **SUP-43957 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A PROPOSED INDOOR SWAP MEET at 420 South Rampart Boulevard, a portion of Suite #140 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

43. **SUP-43968 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIM/LL LAS VEGAS, LLC - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,780 SQUARE-FOOT EXPANSION OF AN EXISTING 21,720 SQUARE-FOOT GAMING ESTABLISHMENT, NON-RESTRICTED at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-24-501-009 and 010; 139-34-510-019; and 139-34-514-007, 008 and 009), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
44. **SUP-43979 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMAR KRUITBOSCH - OWNER: MELISSA F. MAXWELL** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 1110 East Bonneville Avenue (APN 139-34-813-012), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
45. **SUP-43980 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BELLS MARKET, LLC - OWNER: JOHN GRAY GUBLER EDUCATIONAL TRUST, ET AL** - For possible action on a request for a Special Use Permit FOR A 2,400 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 515 East Oakey Boulevard (APN 162-03-210-087), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
46. **SUP-43985 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 017), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
47. **SUP-43987 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CIMA MIZRACHI - OWNER: KING GEORGE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 1200 East Charleston Boulevard and 1125 South Maryland Parkway (APNs 162-02-110-015 and 018), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
48. **SUP-43999 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC** - For possible action on a request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO BE ACCESSIBLE TO THE PUBLIC AFTER BUSINESS HOURS at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
49. **SDR-43997 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-43999 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS CAR WASH, LLC** - For possible action on a request for a Site Development Plan Review TO ADD AN AUTO SMOG CHECK AND OFFICE TO AN EXISTING CAR WASH, SELF-SERVICE FACILITY WITH WAIVERS TO ALLOW LANDSCAPE BUFFER WIDTHS OF 12 FEET ALONG A PORTION OF THE WEST PERIMETER AND FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, at 3810 North Jones Boulevard (APN 138-12-111-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
50. **SDR-43961 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: DANIELLE REALTY/CENTENNIAL AZURE** - For possible action on a request for a Major Amendment to previously approved Site Development Plan Reviews [Z-0057-98 and Z-0057-98(3)] FOR A PROPOSED MOTOR VEHICLE SALES (NEW) DEALERSHIP on 3.55 acres at 7000 West Sahara Avenue (APNs 163-03-806-012 and 013), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

### CITIZENS PARTICIPATION:

51. **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**