



Legal Notices Transmittal and Scanning Separator Sheet

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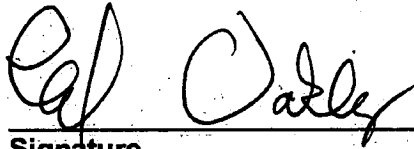
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley

_____, an employee of the City of Las Vegas, Nevada,
says that on the 6th day of March, 2012, at the hour of **5:00 PM** there
were posted copies of a NOTICE, the attached of which is a true and correct copy of a **Planning**
Commission Agenda, said meeting to be held on the 13th day of March, 2012
at 6:00PM, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor



Signature
Department of Planning

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 6th day of March, 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 13th day of March, 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

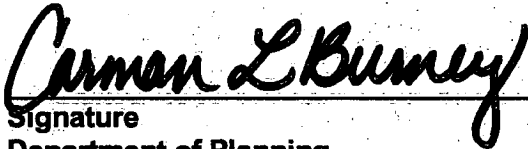
CERTIFICATE OF ELECTRONIC MAILING

(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 6th day of March, 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 13th day of March, 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 • 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)
Ward 2 (Vacant)
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.

March 13, 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, 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 FEBRUARY 14, 2012
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.

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.

7. **TMP-44450 - TENTATIVE MAP - LUCKY DRAGON (A COMMERCIAL SUBDIVISION) - APPLICANT/OWNER: LUCKY DRAGON, LIMITED PARTNERSHIP, ET AL** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.63 acres adjacent to the north side of Sahara Avenue, approximately 410 feet west of Fairfield Avenue (APNs 162-04-807-004 and 005; 162-04-811-028; 162-04-814-002; and 162-04-899-021), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
8. **RQR-44098 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR - OWNER: AFTON MEADOWS, LLC** - For possible action on a Required Review of a Special Use Permit (SUP-16947) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 4604 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
9. **RQR-44239 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: HARRISON JAY S & DENISE A FAMILY TRUST** - For possible action on a Required Review of an approved Variance (V-0023-89) TO ALLOW AN OFF-PREMISE SIGN TO BE LOCATED 265 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE A 300-FOOT SEPARATION IS REQUIRED at 5301 West Charleston Boulevard (APN 163-01-501-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
10. **SUP-44418 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BACHI BURGER, LLC - OWNER: 9440 WEST SAHARA HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN A PROPOSED 3,711 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH OR SYNAGOGUE WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #150 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Vacant). Staff recommends APPROVAL.
11. **SUP-44432 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPPORTUNITY VILLAGE ARC - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED THRIFTSHOP, NONPROFIT WITHIN AN EXISTING BUILDING at 390 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
12. **SUP-44437 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANK'S MERCEDES SERVICE - OWNER: RESTAURANT ROW, LLC** - For possible action on a request for a Special Use Permit FOR A 12,173 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1931 North Rainbow Boulevard (APN 138-22-713-004), C-1 (Limited Commercial), Ward 5 (Barlow). Staff recommends APPROVAL.
13. **VAC-44378 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SYMPHONY PARK MASTER ASSOCIATION** - For possible action on a Petition to Vacate a 4.74 FOOT BY 143 FOOT SECTION OF RIGHT-OF-WAY located 280 feet east of Grand Central Parkway along Symphony Park Avenue, Ward 5 (Barlow). Staff recommends APPROVAL.

14. **SDR-44449 - SITE DEVELOPMENT PLAN REVIEW - 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 Major Amendment to a previously approved Site Development Plan Review (SDR-37946) FOR PROPOSED FACADE IMPROVEMENTS, AN EXPANSION OF A PORTE COCHERE, AND A REDUCTION IN SURFACE PARKING on 3.94 acres at 206 North 3rd Street, 220 North 4th Street and 221 North 3rd Street (APNs 139-34-501-009; 139-34-510-019 and 139-34-514-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. **ABEYANCE - GPA-44183 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to Amend the Multi-Use Transportation Trails Element of the 2020 Master Plan TO REALIGN AN EXISTING MULTI-USE TRANSPORTATION TRAIL FROM 7TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE TO 8TH STREET BETWEEN BONANZA ROAD AND STEWART AVENUE, Ward 5 (Barlow). Staff recommends APPROVAL.
16. **ABEYANCE - SUP-44160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOANMAX, LLC - OWNER: 3121 WEST SAHARA PARTNERSHIP** - For possible action on a request for a Special Use Permit FOR AN PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW NO DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A 167-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO TITLE LOAN USE WHERE 1,000 FEET IS REQUIRED at 3121 West Sahara Avenue (APN 162-08-104-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
17. **ABEYANCE - 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.
18. **DIR-44582 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - For possible action on a request for a Review OF THE PRELIMINARY PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian). Staff recommends APPROVAL.
19. **VAR-44446 - VARIANCE - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC** - For possible action on a request for a Variance TO ALLOW 64 PARKING SPACES WHERE 120 SPACES ARE REQUIRED on 3.53 acres at 1415 West Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
20. **SDR-44445 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44446 - PUBLIC HEARING - APPLICANT: XTREME MANUFACTURING - OWNER: DFA, LLC** - For possible action on a request for a Site Development Plan Review FOR THE ADDITION OF TWO 4,900 SQUARE-FOOT SHADE STRUCTURES, A PAINT BOOTH AND VEHICLE PREP BOOTH; AND EXISTING CHAIN LINK FENCING ALONG THE NORTH AND EAST PERIMETER AND BARBED WIRE FENCING ALONG THE EAST PERIMETER OF AN EXISTING HEAVY MANUFACTURING FACILITY on 3.53 acres at 1415 Bonanza Road (APN 139-28-801-002), M (Industrial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
21. **VAR-44447 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFF AND GAILYN BASSLER** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR A SECOND FLOOR BALCONY ON AN EXISTING SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.08 acres at 3016 Yankee Clipper Drive (APN 163-08-612-010), R-PD9 (Residential Planned Development - 9 Units Per Acre) Zone, Ward 2 (Vacant). Staff recommends DENIAL.
22. **VAR-44454 - VARIANCE - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA** - For possible action on a request for a Variance TO ALLOW 129 PARKING SPACES WHERE 314 ARE REQUIRED on 6.02 acres at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

23. **SUP-44453 - SPECIAL USE PERMIT RELATED TO VAR-44454 - PUBLIC HEARING - APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA** - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE WITHIN AN EXISTING COMMUNITY RECREATION FACILITY WITH A WAIVER TO ALLOW A SECONDARY SCHOOL ON A NON-COLLECTOR STREET at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
24. **VAR-44481 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP** - For possible action on a request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET, on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant). Staff recommends APPROVAL.
25. **SDR-44480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-44481 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: WESTCLIFF HEIGHTS, LP** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 3.15 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-021), R-3 (Medium Density Residential) Zone, Ward 2 (Vacant). Staff recommends APPROVAL.
26. **SUP-44428 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CAR CARE ASSOCIATES, LIMITED PARTNERSHIP** - For possible action on a request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR at 2005 through 2029 South Decatur Boulevard (APN 162-06-301-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
27. **SUP-44435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES, INC. - OWNER: T J PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 8,795 SQUARE-FOOT GROCERY STORE at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
28. **SUP-44436 - SPECIAL USE PERMIT RELATED TO SUP-44435 - PUBLIC HEARING - APPLICANT: ARAGATS KARAPETYAN A & A ROYAL ENTERPRISES, INC. - OWNER: T J PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,795 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE at 2101 South Decatur Boulevard, Suite #19 (APN 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
29. **SUP-44439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A BUILDING AREA OF 1,296 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED, AND A 91-FOOT DISTANCE SEPARATION FROM AN EXISTING AUTO PAWN USE WHERE 1,000 FEET IS REQUIRED at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
30. **SUP-44440 - SPECIAL USE PERMIT RELATED TO SUP-44439 - PUBLIC HEARING - APPLICANT: 2233 PARADISE ROAD, LLC - OWNER: PARADISE PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED JEWELRY, CLASS III USE at 2233 Paradise Road, Suite #110 (APN 162-03-413-022), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
31. **SUP-44443 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BOULEVARD TATTOO - OWNER: GARCES VENTURE, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 630 South Las Vegas Boulevard (APN 139-34-311-140), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
32. **SUP-44448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AK, INC. - OWNER: 7-ELEVEN, INC.** - For possible action on a request for a Special Use Permit FOR A NINE SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,640 SQUARE-FOOT CONVENIENCE STORE at 1705 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.

33. **SUP-44452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SIN CITY INK - OWNER: LV NORTHBROOKE PARTNERSHIP, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO at 4275 North Rancho Drive, Suite #105 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
34. **SUP-44534 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED CONVENIENCE STORE at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
35. **SUP-44535 - SPECIAL USE PERMIT RELATED TO SUP-44534 - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITHIN AN APPROVED CONVENIENCE STORE WITH A WAIVER TO ALLOW A ZERO FOOT DISTANCE SEPARATION FROM DETACHED SINGLE FAMILY DWELLINGS WHERE A MINIMUM OF 330 FEET IS REQUIRED at the southwest corner of Tenaya Drive and Azure Way (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
36. **SUP-44651 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANDRE AGASSI FOUNDATION FOR EDUCATION - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD FOR 192 PARKING SPACES WHERE 222 SPACES ARE REQUIRED FOR AN EXISTING SCHOOL at 1201 West Lake Mead Boulevard (APNs 139-21-701-003; 139-21-702-001 through 005), C-V (Civic) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
37. **SDR-44434 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: RB HILLSIDE, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-39117) TO ADD THREE-STORY MODEL HOME PLANS ON 90 UNDEVELOPED LOTS WITHIN AN APPROVED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a 4.81-acre portion of 30.00 acres at the southwest corner of Alexander Road and Clark County 215 (APNs 137-12-114-175 through 190; 218 through 223; 230 through 236; 256 through 262; 282 through 299; 330 through 361 and 368 through 371), PD (Planned Development) Zone [ML (Medium Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony). Staff recommends APPROVAL.
38. **SDR-44438 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FRANICS AND MADLIN ELLYIN** - For possible action on a request for a Site Development Plan Review FOR THE EXPANSION OF AN EXISTING PARKING LOT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER WIDTH STANDARDS TO ALLOW ZERO FEET WHERE EIGHT FEET IS REQUIRED ALONG THE SOUTH PROPERTY LINE AND TO ALLOW NO SIDEWALKS ALONG ATWOOD AVENUE on 0.87 acres at 3280 North Rainbow Boulevard (APN 138-11-405-001), O (Office) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
39. **GPA-43977- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Conservation Element and revise the 2020 Master Plan; All Wards. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

40. **DIR-43733 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on request regarding the adoption of the Meadows Walkable Community Plan. Staff recommends APPROVAL.
41. **TXT-44368 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to expand the Downtown Centennial Plan boundaries, to clarify district goals and to amend Figure 1 of Title 19.10.110 to reflect the expanded boundaries. Staff recommends APPROVAL.
42. **TXT-44483 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend LVMC 19.12 related to Permitted Uses and LVMC 19.18 related to Definitions and Measures by revising the zoning district applicability, description, definition and requirements of the "Open Air Vending/Transient Sales Lot" use. Staff recommends APPROVAL.

43. **TXT-44511 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend LVMC 19.06 related to Residential Districts - Purpose and Development and Design Standards, 19.08 related to Commercial and Industrial Districts - Purpose and Development and Design Standards, 19.12 related to Permitted Uses and 19.18 related to Definitions and Measures by revising the zoning district applicability, titles, descriptions, definitions, standards and requirements of various uses in an effort to consolidate categories and streamline standards and requirements. Staff recommends APPROVAL.
44. **TXT-44522 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend LVMC Title 19 to revise the requirements for the Taxicab/Limo Yard use. Staff has NO RECOMMENDATION.
45. **TXT-44570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to amend Section 4.B of the Town Center Development Standards to add Wearing Apparel to the items permitted for a Secondhand Dealer use. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

46. **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**