



Legal Notices Transmittal and Scanning Separator Sheet

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Agenda <=>

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CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora L. Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 31st day of December, 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 8th day of January, 2013, 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.

Nora L. Lares



Signature
Department of Planning

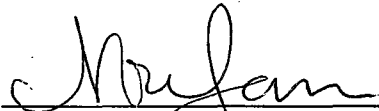
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora L. Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 31st day of December, 2012, a copy of NOTICE, the
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meeting to be held on the 8th day of January, 2013, 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.

Nora L. Lares



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)
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.

January 8, 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 DECEMBER 11, 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-47474 - TENTATIVE MAP - JONES & 95 LLC - APPLICANT: JONES 95, LLC - OWNER: D & W, INC. -** For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION FOR AN EXISTING SHOPPING CENTER SITE on 14.53 acres at 240 North Jones Boulevard (APN 138-25-404-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
8. **SUP-47545 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSHI PALACE, INC. DBA RED GINSENG - OWNER: INLAND WESTERN LAS VEGAS MONTECITO, LLC -** For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED 2,640 SQUARE-FOOT RESTAURANT at 6640 North Durango Drive, Suite #180 (APN 125-20-710-009), T-C (Town Center) Zone [UT-TC (Urban Center Mixed-Use - Town Center) and MS-TC (Main Street Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
9. **SUP-47553 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOMCHAI NIMCHAIYONG - OWNER: LIM MING CHEE -** For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,400 SQUARE-FOOT RESTAURANT at 4251 West Sahara Avenue, Suite C (APN 162-07-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
10. **SUP-47577 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, 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 2,746 SQUARE-FOOT CONVENIENCE STORE at 6446 North Durango Drive, Suite #105 (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
11. **SUP-47596 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HIGUCHI DEVELOPER, INC. -** 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 1,464 SQUARE-FOOT CONVENIENCE STORE use at 7790 West Sahara Avenue (APN 163-03-402-020), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

12. **ABEYANCE - SDR-47230 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: GREAT WESTERN BANK -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED 19-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW NO OPEN SPACE WHERE 5,736 SQUARE FEET IS REQUIRED on 5.15 acres adjacent to the north side of Farm Road, approximately 280 feet west of Grand Canyon Drive (APN 125-18-201-008), PD (Planned Development) Zone [L (Low Density Residential) Grand Teton Village Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
13. **GPA-47449 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -** For possible action on a request to adopt an updated Housing Element and revise the 2020 Master Plan; All Wards. Staff recommends APPROVAL.
14. **GPA-47506 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: BOB TAYLOR'S RANCH HOUSE - OWNER: HELEN THOMAS TRUST -** For possible action on a request to Amend the 2020 Master Plan Land Use Designation FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.67 acres at 6250 Rio Vista Street (a portion of APN 125-27-502-003), Ward 6 (Ross). Staff recommends APPROVAL.

15. **ZON-47507 - REZONING RELATED TO GPA-47506 - PUBLIC HEARING - APPLICANT: BOB TAYLOR'S RANCH HOUSE - OWNER: HELEN THOMAS TRUST** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.67 acres at 6250 Rio Vista Street (a portion of APN 125-27-502-003), Ward 6 (Ross). Staff recommends APPROVAL.
16. **VAR-47508 - VARIANCE RELATED TO GPA-47506 AND ZON-47507 - PUBLIC HEARING - APPLICANT: BOB TAYLOR'S RANCH HOUSE - OWNER: HELEN THOMAS TRUST** - For possible action on a request for a Variance TO ALLOW A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING RESTAURANT on 1.67 acres at 6250 Rio Vista Street (a portion of APN 125-27-502-003), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross). Staff recommends APPROVAL.
17. **GPA-47539 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GREATER NEW JERUSALEM BAPTIST CHURCH** - For possible action on a request to Amend the 2020 Master Plan Land Use FROM: C (COMMERCIAL) TO: MXU (MIXED-USE) on 1.72 acres at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001 and 006), Ward 5 (Barlow). Staff recommends APPROVAL.
18. **ZON-47540 - REZONING RELATED TO GPA-47539 - PUBLIC HEARING - APPLICANT/OWNER: GREATER NEW JERUSALEM BAPTIST CHURCH** - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) AND R-4 (HIGH DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.40 acres at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001, 002, and 006), Ward 5 (Barlow). Staff recommends APPROVAL.
19. **VAR-47541 - VARIANCE RELATED TO GPA-47539 AND ZON-47540 - PUBLIC HEARING - APPLICANT/OWNER: GREATER NEW JERUSALEM BAPTIST CHURCH** - For possible action on a request for a Variance TO ALLOW A 52-FOOT SETBACK WHERE A 66-FOOT 3:1 RESIDENTIAL ADJACENCY SETBACK IS REQUIRED FOR A PROPOSED CHURCH on 2.40 acres at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001, 002, and 006), R-E (Residential Estates) and R-4 (High Density Residential) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow). Staff recommends APPROVAL.
20. **SUP-47543 - SPECIAL USE PERMIT RELATED TO GPA-47539, ZON-47540 AND VAR-47541 - PUBLIC HEARING - APPLICANT/OWNER: GREATER NEW JERUSALEM BAPTIST CHURCH** - For possible action on a request for a Special Use Permit TO ALLOW A PROPOSED CHURCH at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001, 002, and 006), R-E (Residential Estates) and R-4 (High Density Residential) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow). Staff recommends APPROVAL.
21. **SDR-47542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-47539, ZON-47540, VAR-47541 AND SUP-47543 - PUBLIC HEARING - APPLICANT/OWNER: GREATER NEW JERUSALEM BAPTIST CHURCH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 25,972 SQUARE-FOOT CHURCH on 2.40 acres at the southeast corner of Martin Luther King Boulevard and Doolittle Avenue (APNs 139-21-801-001, 002, and 006), R-E (Residential Estates) and R-4 (High Density Residential) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Barlow). Staff recommends APPROVAL.
22. **GPA-47549 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/ OWNER: CITY OF LAS VEGAS; PUBLIC FACILITIES** - For possible action on a request to Amend the 2020 Master Plan Land Use Designation FROM: MXU (MIXED USE) TO: PF (PUBLIC FACILITIES) on 0.20 acres at 330 West Washington Avenue (APN 139-27-211-061), Ward 5 (Barlow). Staff recommends APPROVAL.
23. **ZON-47547 - REZONING RELATED TO GPA-47549 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS; PUBLIC FACILITIES** - For possible action on a request to Rezone FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 0.20 acres at 330 West Washington Avenue (APN 139-27-211-061), Ward 5 (Barlow). Staff recommends APPROVAL.
24. **VAC-47546 - VACATION RELATED TO GPA-47549 AND ZON-47547 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS; PUBLIC FACILITIES** - For possible action on a request for a Petition to Vacate C Street a public right-of-way from Adams Avenue south 260 feet to NDOT Right-Of-Way, a portion of a 20 foot wide alley and a portion of Adams Avenue, Ward 5 (Barlow). Staff recommends APPROVAL.

25. **SUP-47551 - SPECIAL USE PERMIT RELATED TO GPA-47549, ZON-47547 AND VAC-47546 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS; PUBLIC FACILITIES** - For possible action on a request for a Special Use Permit FOR A BANQUET FACILITY at 330 West Washington Avenue (APNs 139-27-211-053, 058, and 061), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow). Staff recommends APPROVAL.
26. **SDR-47550 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-47549, ZON-47547 SUP-47551 AND VAC-47546 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS; PUBLIC FACILITIES** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN 18,964 SQUARE-FOOT SCHOOL TO A BANQUET FACILITY, GENERAL RETAIL STORE, RESTAURANT AND EXHIBIT SPACE on 2.63 acres at 330 West Washington Avenue (APNs 139-27-211-053, 058, and 061), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow). Staff recommends APPROVAL.
27. **GPA-47548 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend Table 5: Master Plan Land Use Designations of the 2020 Master Plan Land Use and Rural Neighborhoods Preservation Element to add the R-MH (Mobile/Manufactured Home Residence) Zoning District as an allowable category under the MLA (Medium Low Attached Density Residential) Land Use Designation, All Wards. Staff recommends APPROVAL.
28. **GPA-47578 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 2010-1 CRE NV-4901 BONANZA** - For possible action on a request to Amend the 2020 Master Plan Land Use Designation FROM: H (HIGH DENSITY RESIDENTIAL) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), Ward 3 (Coffin). Staff recommends APPROVAL.
29. **ZON-47579 - REZONING RELATED TO GPA-47578 - PUBLIC HEARING - APPLICANT/OWNER: 2010-1 CRE NV-4901 BONANZA** - For possible action on a request for a Rezoning FROM: R-5 (APARTMENT) TO: R-MH (MOBILE/MANUFACTURED HOME RESIDENCE) on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), Ward 3 (Coffin). Staff recommends APPROVAL.
30. **VAR-47584 - VARIANCE RELATED TO GPA-47578 AND ZON-47579 - PUBLIC HEARING - APPLICANT/OWNER: 2010-1 CRE NV-4901 BONANZA** - For possible action on a request for a Variance TO ALLOW SPACES THAT ARE 31 FEET IN WIDTH WHERE 45 FEET IS REQUIRED AND 1,860 SQUARE FEET IN AREA WHERE 4,000 SQUARE FEET IS REQUIRED, AN INDIVIDUAL SPACE SETBACK OF TWO FEET WHERE FIVE FEET IS REQUIRED AND TO ALLOW A SIX-FOOT, SIX-INCH WALL IN THE FRONT YARD WHERE A MAXIMUM FIVE-FOOT HIGH WALL IS ALLOWED FOR A PROPOSED 80-SPACE MOBILE HOME PARK on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone [PROPOSED: R-MH (Mobile/Manufactured Home Residence)], Ward 3 (Coffin). Staff recommends APPROVAL.
31. **SDR-47581 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-47578, ZON-47579, AND VAR-47584 - PUBLIC HEARING - APPLICANT/OWNER: 2010-1 CRE NV-4901 BONANZA** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 80-SPACE MOBILE HOME PARK on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone [PROPOSED: R-MH (Mobile/Manufactured Home Residence)], Ward 3 (Coffin). Staff recommends APPROVAL.
32. **GPA-47586 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: MAVERIK, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request to Amend the 2020 Master Plan Land Use Designation FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.17 acres at the northwest corner of Fort Apache Road and Cheyenne Avenue (APN 138-07-801-011), Ward 4 (Anthony). Staff recommends DENIAL.
33. **ZON-47587 - REZONING RELATED TO GPA-47586 - PUBLIC HEARING - APPLICANT: MAVERIK, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Rezoning FROM: O (OFFICE) TO: C-1 (LIMITED COMMERCIAL) on 2.17 acres at the northwest corner of Fort Apache Road and Cheyenne Avenue (APN 138-07-801-011), Ward 4 (Anthony). Staff recommends DENIAL.
34. **SUP-47589 - SPECIAL USE PERMIT RELATED TO GPA-47586 AND ZON-47587 - PUBLIC HEARING - APPLICANT: MAVERIK, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Special Use Permit FOR A PROPOSED RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE on 2.17 acres at the northwest corner of Fort Apache Road and Cheyenne Avenue (APN 138-07-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). Staff recommends DENIAL.

35. **SDR-47588 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-47586, ZON-47587, AND SUP-47589 - PUBLIC HEARING - APPLICANT: MAVERIK, INC. - OWNER: NEVADA STATE BANK** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,790 SQUARE-FOOT CONVENIENCE STORE, WITH AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY on 2.17 acres at the northwest corner of Fort Apache Road and Cheyenne Avenue (APN 138-07-801-011), O (Office) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony). Staff recommends DENIAL.
36. **GPA-47595 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC** - For possible action on a request to Amend the 2020 Master Plan Land Use FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.
37. **ZON-47594 - REZONING RELATED TO GPA-47595 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), Ward 1 (Tarkanian). Staff recommends APPROVAL.
38. **SUP-47592 - SPECIAL USE PERMIT RELATED TO GPA-4759 AND ZON-47594 - PUBLIC HEARING - APPLICANT/OWNER: 1600 SOUTH VALLEY VIEW ROAD HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF ONE OF THREE EXISTING SENIOR CITIZEN APARTMENT BUILDINGS TO AN ASSISTED LIVING APARTMENT BUILDING on 2.32 acres at 3900 West Oakey Boulevard (APN 162-06-603-017), R-E (Residence Estates) Zone [PROPOSED: R-2 (Medium-Low Density Residential)], Ward 1 (Tarkanian). Staff recommends APPROVAL.
39. **GPA-47601 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MOUNT SINAI MISSIONARY** - For possible action on a request to Amend the 2020 Master Plan Land Use Designation FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282), Ward 5 (Barlow). Staff recommends APPROVAL.
40. **ZON-47602 - REZONING RELATED TO GPA-47601 - PUBLIC HEARING - APPLICANT/OWNER: MOUNT SINAI MISSIONARY** - For possible action on a request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-V (CIVIC) on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-281 and 282), Ward 5 (Barlow). Staff recommends APPROVAL.
41. **SDR-47604 SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-47601 AND ZON-47602 - PUBLIC HEARING - APPLICANT/OWNER: MOUNT SINAI MISSIONARY** - For possible action on a request for a Site Development Plan Review TO ADD RELIGIOUS CLASSROOMS AND OFFICES TO AN EXISTING CHURCH AND AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY on 1.28 acres at the northeast and southeast corner of Concord Street and Balzar Avenue (APNs 139-21-610-012, 013, 014, 139-21-510-281 and 282), R-2 (Medium-Low Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow). Staff recommends DENIAL.
42. **VAR-47515 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC AND LAKE PLEASANT PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A SIX-FOOT GARAGE SETBACK WHERE FIVE FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED on 9.35 acres generally located west of Shaumber Road and La Vereda Avenue (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.
43. **VAR-47516 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC AND LAKE PLEASANT PARTNERS, LLC** - For possible action on a request TO ALLOW A SIX-FOOT GARAGE SETBACK WHERE FIVE FEET OR LESS OR 18 FEET OR GREATER IS REQUIRED on 20.50 acres generally located at the southwest corner of Shaumber Road and Dorrell Lane (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

44. **VAR-47517 - VARIANCE RELATED TO VAR-47516 - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC AND LAKE PLEASANT PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE SEVEN FEET IS REQUIRED on 20.50 acres generally located at the southwest corner of Shaumber Road and Dorrell Lane (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.
45. **VAR-47575 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHABAD HEBREW CENTER** - For possible action on a request for a Variance TO ALLOW PARKING IN FRONT OF THE BUILDING WHERE SUCH IS NOT PERMITTED IN A C-V (CIVIC) ZONE on 2.19 acres 270 Feet west of Vegas Drive and Durango Drive (APN 138-29-501-009), C-V (Civic) Zone, Ward 2 (Beers). Staff recommends DENIAL.
46. **SDR-47574 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47575 - PUBLIC HEARING - APPLICANT/OWNER: CHABAD HEBREW CENTER** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,332 SQUARE-FOOT RELIGIOUS FACILITY on 2.19 acres 270 feet west of Vegas Drive and Durango Drive (APN 138-29-501-009), C-V (Civic) Zone, Ward 2 (Beers). Staff recommends DENIAL.
47. **VAR-47583 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for a Variance TO ALLOW A 12-FOOT WIDE TWO-WAY DRIVE AISLE WHERE A 24-FOOT WIDE DRIVE AISLE IS REQUIRED FOR A PROPOSED OFFICE CONVERSION on 0.19 acres at 2117 Alta Drive (APN 139-32-704-001), PD (Planned Development) Zone [P-O (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian). Staff recommends APPROVAL.
48. **SDR-47582 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-47583 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 1,513 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG THE REAR PROPERTY LINE AND NO LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, NO LANDSCAPE BUFFER ALONG A PORTION OF THE FRONT PROPERTY LINE WHERE 15 FEET IS REQUIRED, AND A WAIVER OF THE LAS VEGAS MEDICAL DISTRICT STREETSCAPE STANDARDS on 0.19 acres at 2117 Alta Drive (APN 139-32-704-001), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 1 (Tarkanian). Staff recommends DENIAL.
49. **SUP-47529 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRYCE & JESSICA BARNES - OWNER: PAUL & MARTHA BARNES** - For possible action on a request for a Special Use Permit FOR A LIVESTOCK FARMING (BOVINES/HORSES) USE ON 0.86 ACRES WHERE THE MINIMUM LOT SIZE ALLOWED IS 1.25 ACRES AND TO ALLOW 12 BOVINES AND HORSES WHERE FOUR IS THE MAXIMUM ALLOWED at 7125 West Regena Avenue (APN 125-27-503-006), R-E (Residential Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.
50. **SUP-47590 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAX PAWN - OWNER: PROSPER SAMUEL MINTZ** - For possible action on a request for a Special Use Permit FOR A PROPOSED PAWN SHOP WITHIN AN EXISTING 5,320 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED AND A 260-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 6040 West Sahara Avenue (APN 163-01-401-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
51. **SUP-47591 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: TUESDAY 18, 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 3,000 SQUARE-FOOT CONVENIENCE STORE at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

52. **SUP-47593 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ELEMENTS THERAPEUTIC MASSAGE - OWNER: FORT APACHE COMMONS PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,108 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED AND A 200-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM DISTANCE ALLOWED at 1215 Fort Apache Road, Suite #150 (APN 163-05-116-005), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

53. **DIR-47207 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action regarding the adopt of the Historic West Las Vegas Walkable Community Plan. Staff recommends APPROVAL.
54. **TXT-46131 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to update the Town Center Development Standards to make various clarifications and update code references related to changes made to LVMC Title 19 with the adoption of the Unified Development Code. Staff recommends APPROVAL.
55. **TXT-47630 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend Title 19 to establish standards for a Supergraphic Signage. Staff has NO RECOMMENDATION.
56. **TXT-47638 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend LVMC 19.12.070 and 19.18.020 regarding the Urban Lounge and Beer/Wine/Cooler Cultural Establishment uses by revising descriptions, requirements and definitions as needed to clearly limit the Urban Lounge use to the Las Vegas Arts District, eliminate the limitation that restricts the Beer/Wine/Cooler Cultural Establishment use to the Las Vegas Arts District and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

57. **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**