

NOTICES OF
PUBLIC HEARINGS
JANUARY 8, 2013

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JANUARY 8, 2013, at the hour of 6:00 P.M. in the Council Chambers, City Hall Complex, 495 South Main Street, Las Vegas, Nevada, the Planning Commission will consider the following Special Use Permit Requests:

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).

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).

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).

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).

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).

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).

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).

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).

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).

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).

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).

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).

Any and all interested persons may appear before the City

Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. If denied, Special Use Permits are Final Action unless appealed to the City Council; if approved, they are forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after discussion of the item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>

DEPARTMENT OF PLANNING
STEVE GEBEKE, AICP,
PLANNING SUPERVISOR
CASE PLANNING DIVISION

(The information contained above is considered to be accurate; however, there may be minor variations involved. A complete, detailed legal description is on file in the Department of Planning.)
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