



**NOTICE OF  
PUBLIC HEARINGS**  
JULY 9, 2013

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, JULY 9, 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 Site Development Plan Reviews:

SDR-48862 - SITE DEVELOPMENT PLAN RELATED TO SUP-48863 AND WVR-48864 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 122-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 37,588 SQUARE FEET OF OPEN SPACE WHERE 51,618 SQUARE FEET IS REQUIRED AND A WAIVER OF TITLE 19.06 TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED ON 11.85 acres at the southeast corner of Sky Pointe Drive and Elkhorn Road (APN 125-21-102-008), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

SDR-49175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49176 - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 102-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX 35-FOOT TALL, THREE-STORY BUILDINGS WITH A WAIVER TO ALLOW NO STRUCTURES ACTING AS BUFFERING TO THE RESIDENTIAL USES TO THE NORTH ON 4.3 acres at the northwest corner of Tenaya Way and Centennial Parkway (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use) Special Land Use Designation], Ward 6 (Ross).

SDR-49171 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-49172 - PUBLIC HEARING - APPLICANT: FOOD IN THE FAST LANE, LLC - OWNER: DARCY KATHLEEN HOUGHTON - For possible action on a request for a Site Development Plan Review FOR A 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A THREE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED ON 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

SDR-49466 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - For possible action on a request for a Site Development Plan Review FOR ONSITE IMPROVEMENTS AND LANDSCAPING FOR THE DEVELOPMENT OF A FUTURE CHURCH AND COMMERCIAL PADS ON 10 acres at the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49354].

SDR-49521 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49519 AND SUP-49520 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC - For

possible action on a request for a Site Development Plan Review FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on a 0.26-acre portion of a 23.25-acre subdivision at the northeast corner of Farm Road and Durango Drive (APN 125-17-610-018), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49288].

SDR-49532 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) USE (PRIVATE DOG PARK) WITH A WAIVER TO ALLOW 55 PERCENT TURF COVERAGE WHERE 12.5 PERCENT IS THE MAXIMUM TURF COVERAGE ALLOWED ON 0.31 acres at 820 Fremont Street (APN 139-34-612-055), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470].

SDR-49548 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-49549, SUP-49552, AND SUP-49553 - PUBLIC HEARING - APPLICANT/OWNER: 1028 FREMONT STREET, LLC - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF A MOTEL INTO A 50,768 SQUARE-FOOT RETAIL AND TAVERN-LIMITED COMPLEX ON 1.15 acres at 1028 Fremont Street (APNs 139-35-211-025 and 026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49472].

SDR-49625 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-49621, ZON-49622, VAR-49623 AND WVR-49624 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON 5.0 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 4 (Anthony) [PRJ-49482].

Any and all interested persons may appear before the Planning Commission either in person or by representative to object to or express approval of these requests; or may, prior to this hearing, file a 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. Final Action Site Development Plan Reviews may be determined by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of this item. For further information, please call 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>

DEPARTMENT OF PLANNING  
PETER LOWENSTEIN, 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.)  
PUB: June 27, 2013  
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