

NOTICES OF
PUBLIC HEARINGS
AUGUST 13, 2013

NOTICE IS HEREBY GIVEN THAT ON TUESDAY, AUGUST 13, 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:

ABEYANCE - RENOTIFICATION - SUP-49639 - SPECIAL USE PERMIT RELATED TO VAR-49497 - PUBLIC HEARING - APPLICANT: AT&T - OWNER: DRAGON 7 HENDERSON PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 75-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (MONOPALM) adjacent to the south side of Washington Avenue approximately 200 feet west of Martin L. King Boulevard (APN 139-28-304-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-49387].

SUP-49673 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRIAN HAGER-MANY - OWNER: GREAT AMERICAN PLAZA PADS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,500 SQUARE-FOOT RESTAURANT AND 120 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER TO ALLOW A 333-FOOT SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 8390 West Sahara Avenue, Suite #130 (APN 163-04-416-002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

SUP-49676 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ELSA RUELAS - For possible action on a request for a Special Use Permit FOR A PROPOSED 736 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 1328 Stevens Street (APN 140-30-112-061), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

SUP-49910 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ILAN GORODEZKI - OWNER: 1213 S LAS VEGAS BLVD, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1213 South Las Vegas Boulevard (APN 162-03-112-028), C-2 (General Commercial) Zone, Ward 3 (Coffin).

SUP-50035 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMART & FINAL PROPERTIES, LLC - OWNER: STRATA VEGAS, LLC - For possible action on a request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,400 SQUARE-FOOT GENERAL RETAIL STORE at 2305 East Bonanza Road (APN 139-26-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-49756].

SUP-50068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAMCKE INVESTMENTS, INC. - OWNER: HOT SPOT NEVADA PROPERTY, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,716 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 362-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 4708 West Charleston Boulevard (APN-139-31-410-126) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

SUP-50069 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT-OWNER: YOUSIF LIMITED, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 1961 East Charleston Boulevard (APNs 139-35-803-013 and 024), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49855].

SUP-50074 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED PUB, BAR OR LOUNGE (TAVERN) WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030].

SUP-50075 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAGOS PRIME, LLC - OWNER: KHJ PROPERTY HOLDINGS, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE WITHIN AN EXISTING 6,725 SQUARE-FOOT RESTAURANT at 2025 Village Center Circle (APN 138-19-812-017), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-50030].

SUP-50081 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUN LOAN COMPANY, INC. - OWNER: ALTA MIRA SHOPPING CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,540 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A 120-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS REQUIRED at 4950 West Craig Road, Suite #5 (APN 138-01-619-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-49853].

SUP-50090 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUSANA BARRETT, INC. - OWNER: JUAB, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 951 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A 60-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PARCEL WHERE 400 FEET IS REQUIRED at 7656 West Sahara Avenue, Suite #120 (APN 163-03-415-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-49961].

SUP-50094 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE LEASING CAR WEST - OWNER: TENAYA VEGAS PARTNERS, LP - For possible action on a request FOR A PROPOSED AUTOMOBILE RENTAL ESTABLISHMENT on 6.28 acres at 7240 West Azure Drive, Suite #105 (APN 125-27-113-007) TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49849].

SUP-50096 - SPECIAL USE PERMIT RELATED TO ZON-50095 - PUBLIC HEARING - APPLICANT: MADISON DEVELOPMENT GROUP, LLC - OWNER: RANCHO VERDE APARTMENTS, LLC - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 44 PARKING SPACES WHERE 61 IS REQUIRED AND TO ALLOW ONE LOADING ZONE SPACE WHERE TWO ARE REQUIRED FOR A PROPOSED 10,650 SQUARE-FOOT GENERAL RETAIL BUILDING on 1.2 acres at the northwest corner of Mineral Avenue and Martin L.

King Boulevard (APN 139-28-402-004), R-5 (Apartment) Zone [PROPOSED C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-49907].

SUP-50107 - SPECIAL USE PERMIT RELATED TO ZON-50104 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

SUP-50108 - SPECIAL USE PERMIT RELATED TO ZON-50104 AND SUP-50107 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 28 PARKING SPACES WHERE 37 IS REQUIRED FOR A PROPOSED CONVENIENCE STORE (WITH FUEL PUMPS) AND CAR WASH, FULL SERVICE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

SUP-50109 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107 AND SUP-50108 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

SUP-50110 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108 AND SUP-50109 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED LPG INSTALLATION at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

SUP-50111 - SPECIAL USE PERMIT RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109 AND SUP-50110 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED USE at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49965].

SUP-50112 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WEST CHARLESTON ENRICHMENT

ACADEMY OWNER: HOWARD J & CHRISTINE S NEEDHAM - For possible action on a request for a Special Use Permit FOR A PRIVATE SCHOOL, PRIMARY at 3216 West Charleston Boulevard, Suite B (APN 139-32-403-010), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

SUP-50121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SMITH'S CORPORATION - OWNER: B P CAPITAL I, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED SERVICE STATION at 7050 North Durango Drive (APN 125-20-510-011), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use Town Center) Special Land Use Designation] [Montecito Town Center Mixed Use Commercial Land Use Designation], Ward 6 (Ross) [PRJ-49872].

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
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: August 1, 2013
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