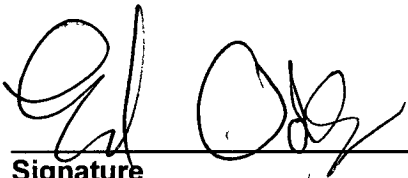


# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

**Ed Oakley** \_\_\_\_\_, an employee of the City of Las Vegas, Nevada, says that on the **3rd** day of **September**, **2013**, at the hour of **5:00PM** 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 **10th** day of **September**, **2013**, at **6:00PM**, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1<sup>st</sup> 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, 1<sup>st</sup> Floor



\_\_\_\_\_  
**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 3rd day of Septemeber, 2013, a copy 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 10th day of  
September, 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.

Carman L Burney



**Signature**  
**Department of Planning**

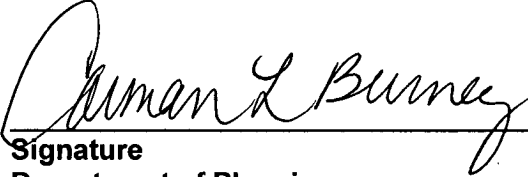
# **CERTIFICATE OF MAILING**

(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 3<sup>rd</sup> day of September, 2013, a copy 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 10th day of  
September, 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.

Carman L Burney

  
\_\_\_\_\_  
**Signature**  
**Department of Planning**

**Distribution List Name:** Agenda Mailing

**Members:**

/o=City of Las Vegas/ou=EMPIRE/cn=Recipients/cn=CC\_Container/cn=swolfson /o=City of Las Vegas/ou=EMPIRE/cn=Recipients/cn=CC\_Container/cn=swolfson

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Koala Motel & Apartments  
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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89107

Mr. Ron Lurie  
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89102

Ms. Jean Hall  
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Las Vegas, Nevada 89101

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Peccole Ranch Community Association  
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Las Vegas, Nevada 89117

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Charleston Neighborhood Preservation  
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Las Vegas, Nevada 89107

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Greater New Jerusalem MBC  
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Las Vegas, Nevada 89106

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Reporter  
Las Vegas Review Journal  
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Las Vegas, Nevada 89125

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Latin American Press  
PO Box 12599  
Las Vegas, Nevada 89112

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McCarran International Airport  
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Las Vegas, Nevada 89111

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Las Vegas, Nevada 89108

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VTN Nevada  
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Las Vegas, Nevada 89146

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89107-1820

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Las Vegas, Nevada 89102

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Las Vegas, Nevada 89108

Charleston Neighborhood Preservation  
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Las Vegas, Nevada 89107

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Las Vegas Review Journal  
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Las Vegas, Nevada 89125

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Las Vegas Nevada 89101

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Las Vegas, Nevada 89137

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Nevada Department of Transportation  
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Carson City, Nevada 89712

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Kids n' Motion  
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Henderson, Nevada 89074-1765

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Las Vegas, Nevada 89107

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UFCW 711  
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Las Vegas, Nevada 89125

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Fallbrook, California 92028

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LVRC Holdings, LLC  
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Charleston Neighborhood Preservation  
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Las Vegas, Nevada 89107

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KCRGF  
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Las Vegas, Nevada 89113

Ms. Dottie Miller  
8213 Mountain Heather Court  
Las Vegas, Nevada 89149

John's Loans and Jewelry  
Attn: Howard Bock  
2230 South Paradise Road  
Las Vegas, Nevada 89104

Mr. Bob Coffin  
1139 5th Place  
Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong  
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Las Vegas, Nevada 89106

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Southwest Engineering  
4079 North Rancho Drive, Suite #180  
Las Vegas, Nevada 89130-3489

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Las Vegas, Nevada 89128

Mr. Stephen Reilly  
269 Wilted Jasmine Court  
Las Vegas, Nevada 89106-3983

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89126

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89121

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Las Vegas, Nevada 89107

Ms. Beatrice Turner  
1300 Ralston Drive  
Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association  
1909 East Mesquite Avenue  
Las Vegas, Nevada 89101

Mr. and Mrs. James Seward  
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Las Vegas, Nevada 89107

Mr. Timothy Voltz  
325 Santa Fe Street  
Las Vegas, Nevada 89145

G. Norton  
412 Pontius Circle  
Las Vegas, Nevada 89107

Mr. Robert Phillips  
8704 Monarchy Court  
Las Vegas, Nevada 89129

Mr. Dick Bratton  
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Las Vegas, Nevada 89107

Ms. Karen Moore  
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Las Vegas, Nevada 89119

D. Hanslip  
1200 Redwood Street, Suite #39  
Las Vegas, Nevada 89146

Mr. James Stoner  
1920 East Mesquite Avenue  
Las Vegas, Nevada 89101

Ms. Serina Choi  
1930 Village Center Circle, #3-219  
Las Vegas, Nevada 89134

Ms. Lisa K. Bach  
Reporter  
Las Vegas Review Journal  
PO Box 70  
Las Vegas, Nevada 89125

Mr. Michael J. McDonald  
840 South Rancho Drive , Suite #4-334  
Las Vegas, Nevada 89106



## PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://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

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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.

## September 10, 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3<sup>RD</sup> FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1<sup>st</sup> 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 AUGUST 13, 2013
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. **ABEYANCE - 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]. Staff recommends APPROVAL.
8. **ABEYANCE - 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]. Staff recommends APPROVAL.
9. **ZON-50461 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTOR HECKER, ETAL** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENTIAL ESTATES) on 0.83 acres at the southwest corner of Elkhorn Road and Jones Boulevard (APN 125-23-502-008), Ward 6 (Ross). Staff recommends APPROVAL.
10. **MSP-50474 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC, ETAL** - For possible action on a request for a Master Sign Plan FOR AN EXISTING WEDDING CHAPEL AND MOTEL DEVELOPMENT on 1.79 acres at 1205 and 1213 South Las Vegas Boulevard (APNs 162-03-112-027 and 028), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin). Staff recommends APPROVAL.
11. **SUP-50433 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAZBI XHINDI - OWNER: FREMONT LV BLVD, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN AN EXISTING RESTAURANT at 505 Fremont Street (APN 139-34-601-002), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
12. **SUP-50435 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EAT HERE LV, LLC - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE USE WITHIN A PROPOSED RESTAURANT at 500 South Main Street, Suite #150 (APN 139-34-201-023), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

## PUBLIC HEARING ITEMS

13. **ABEYANCE - ZON-50104 - REZONING - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 3.96 acres at the southwest corner of Deer Springs Way and Durango Drive (APN 125-20-301-009), Ward 6 (Ross) [PRJ-49965]. Staff recommends APPROVAL.

14. **ABEYANCE - 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]. Staff recommends DENIAL.
15. **ABEYANCE - 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]. Staff recommends DENIAL.
16. **ABEYANCE - 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]. Staff recommends DENIAL.
17. **ABEYANCE - 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]. Staff recommends DENIAL.
18. **ABEYANCE - 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]. Staff recommends DENIAL.
19. **ABEYANCE - SDR-50105 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110 AND SUP-50111 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of 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]. Staff recommends DENIAL.
20. **VAR-50760 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Variance TO ALLOW 68,009 SQUARE FEET OF OPEN SPACE WHERE 103,237 SQUARE 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). Staff recommends DENIAL.
21. **ABEYANCE - SUP-48863 - SPECIAL USE PERMIT RELATED TO VAR-50760 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER 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). Staff recommends DENIAL.

22. **ABEYANCE - WVR-48864 - WAIVER RELATED TO VAR-50760 AND SUP-48863 - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: INVESTOR EQUITY HOMES, LLC** - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 42-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON ONE SIDE OF THE STREET IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH SIDEWALKS ON BOTH SIDES OF THE STREET; AND TO ALLOW PRIVATE STREETS TO TERMINATE IN DEAD-END STUBS WHERE CULS-DE-SAC ARE 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). Staff recommends DENIAL.
23. **ABEYANCE - RENOTIFICATION - SDR-48862 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50760, SUP-48863, AND WVR-48864 - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-45943) FOR A PROPOSED 96-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A TWO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 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). Staff recommends DENIAL.
24. **ABEYANCE - SUP-49519 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 150-FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE A MINIMUM 400-FOOT SEPARATION IS REQUIRED AND TO ALLOW SUCH USE ON A 23.25 ACRE PARCEL WITHIN THE SERVICE COMMERCIAL DISTRICT WHERE THE MINIMUM PARCEL SIZE REQUIRED IS 50 ACRES 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]. Staff recommends DENIAL.
25. **ABEYANCE - SUP-49520 - SPECIAL USE PERMIT RELATED TO SUP-49519 - PUBLIC HEARING - APPLICANT/OWNER: FARM CAPITAL MANAGEMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, RESTRICTED WITH A WAIVER TO ALLOW A ZERO FOOT SEPARATION DISTANCE WHERE A MINIMUM 330-FOOT SEPARATION DISTANCE FROM ANY SINGLE-FAMILY DETACHED DWELLING IS REQUIRED 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]. Staff recommends DENIAL.
26. **ABEYANCE - 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]. Staff recommends DENIAL.
27. **ABEYANCE - 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]. Staff recommends DENIAL.
28. **ABEYANCE - SDR-50115 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LESLIE MARK & SAHARA STOVALL** - For possible action on a request for a Site Development Plan Review FOR A 1,700 SQUARE-FOOT ADDITION TO AN EXISTING 2,915 SQUARE-FOOT OFFICE BUILDING on 0.50 acres at 2301 Palomino Lane (APN 139-32-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) [PRJ-49932]. Staff recommends APPROVAL.

29. **ZON-50447 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.56 acres at 500 and 513 Park Paseo (APNs 162-03-112-023 and 024), Ward 3 (Coffin). Staff recommends APPROVAL.
30. **VAR-50315 - VARIANCE - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Variance TO ALLOW 98 PARKING SPACES WHERE A MINIMUM OF 102 SPACES ARE REQUIRED on 1.97 acres at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
31. **SUP-50314 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: 99C ONLY STORES** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE IN CONJUNCTION WITH AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH A WAIVER TO ALLOW BUSINESS HOURS STARTING AT 7AM, TO ALLOW A 20-FOOT DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED, AND TO ALLOW A 92-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE A 1,000 FEET IS REQUIRED at 1175 East Charleston Boulevard, Suite #120 (APN 139-34-801-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
32. **VAR-50418 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED AND A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
33. **SDR-50417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50418 - PUBLIC HEARING - APPLICANT/OWNER: ARSR2, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,800 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG PORTIONS OF THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
34. **VAR-50463 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOSEPH NOLD** - For possible action on a request for a Variance TO ALLOW A 7.5-FOOT TALL WALL/FENCE IN THE FRONT YARD WHERE A MAXIMUM WALL HEIGHT OF FIVE FEET IS ALLOWED on 0.52 acres at 4029 Mountain View Boulevard (APN 162-06-603-001), R-E (Residential Estates) Zone, Ward 1 (Tarkanian).
35. **VAR-50486 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JAMES M AND GLENDA L MORGAN** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE AND REAR SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GAZEBO) on 0.46 acres at 7881 Dana Point Court (APN 163-04-811-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
36. **VAR-50574 - VARIANCE - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC** - For possible action on a request for a Variance TO ALLOW EXISTING OUTDOOR STORAGE WITHIN THE REQUIRED SIDE YARD SETBACK AND LANDSCAPE BUFFER AREAS on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428]. Staff recommends DENIAL.
37. **SDR-50483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50574 - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESTIGE WORLDWIDE, LLC** - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,092 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE SOUTH AND A PORTION OF THE NORTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.62 acres at 4505 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-50428]. Staff recommends DENIAL.

38. **VAR-50594 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA MIUCCIO-VEGA** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR AND SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) (GARAGE) on 0.55 acres at 2211 Monte Cristo Way (APN 163-03-403-014), R-E (Residential Estates) Zone, Ward 1 (Tarkanian) [PRJ-50585]. Staff recommends DENIAL.
39. **ROC-50451 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: D R HORTON, LLC** - For possible action on a request for a Review of Condition of a previously approved Site Development Plan Review (SDR-27226) TO DELETE CONDITION #18 WHICH STATES "CONSTRUCT HALF-STREET IMPROVEMENTS ON TENAYA WAY AND, GRAND TETON DRIVE AND WHISPERING SANDS DRIVE ADJACENT TO THIS SITE" AND CONDITION #19 WHICH STATES "A MINIMUM OF TWO LANES OF ASPHALT PAVEMENT ON THE MAJOR ACCESS STREET(S) ADJACENT TO THIS SITE AND A WORKING SANITARY SEWER SHALL BE CONSTRUCTED" on 38.60 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-110-001 through 031), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross) [PRJ-49933]. Staff recommends APPROVAL.
40. **SUP-50296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,280 SQUARE-FOOT URBAN LOUNGE USE at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
41. **SDR-50298 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50296 - PUBLIC HEARING - APPLICANT: CREATIVE BEVERAGES, LLC - OWNER: PROVIEW SERIES, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 1,280 SQUARE-FOOT URBAN LOUNGE on 0.64 acres at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
42. **SUP-50419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVER ENOUGH TATTOO - OWNER: IMPERIAL ENTERPRISES** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1408 South 3rd Street (APN 162-03-210-069), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
43. **SUP-50450 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: DOUMANI CENTENNIAL, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,052 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 6401 North Durango Drive, Suites #110 and #120 (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial-Use Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50223]. Staff recommends DENIAL.

#### **DIRECTOR'S BUSINESS:**

44. **TABLED - RENOTIFICATION - TXT-48318 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend the LVMC Title 19, Unified Development Code (UDC) of the City of Las Vegas, to prohibit auto repair facility employees from test driving customer vehicles on a residential street. Staff has NO RECOMMENDATION.
45. **DIR-50800 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to amend the Planning Commission Rules and Regulations. 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