



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Agenda Certificates and Mailings

Date of Transfer to ERM: 10/3/2013

Page Count: 20

Meeting Date: 10/8/2013

Meeting Type: Planning Commission <=>

Date Posted: 10/1/2013

Subject: Certificates of Posting, Electronic Mailing and Mailing, Lists and Planning Commission Agenda
<=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: gportillo

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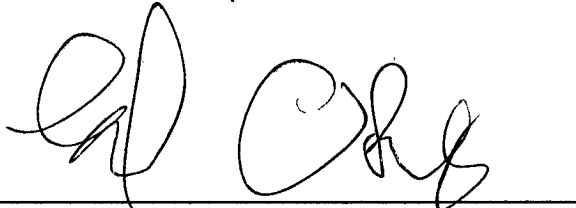
QC By: _____

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 1st day of October, 2013, at the hour of
5:00PM here 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 8th
day of October, 2013, at 6:00PM, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st 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, 1st 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 1st day of October, 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 8th day of
October, 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 1st day of October, 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 8th day of
October, 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

Carman Burney

Distribution List Name: Agenda Mailing

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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.

October 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. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSYAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

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 SEPTEMBER 10, 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. **ANX-50680 - ANNEXATION - APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL** - For possible action on a Petition to Annex 4.12 acres at the southwest corner of Dorrell Lane and Eula Street (APNs 125-19-201-002 and 004), Ward 6 (Ross). Staff recommends APPROVAL.
8. **VAC-50520 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC** - For possible action on a request for a Petition to Vacate a 40-foot wide patent easement located along Grand Canyon Drive on property generally located 498 feet south of Drake Drive, Ward 6 (Ross) [PRJ-50409]. Staff recommends APPROVAL.
9. **MSP-50712 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: D ROCK GAMING - OWNER: TINKLER REVOCABLE TRUST NO. 1, ET AL** - For possible action on a request for a Master Sign Plan FOR SUPERGRAPHIC SIGNAGE AT AN EXISTING HOTEL/CASINO on a 0.62-acre portion of a 2.42-acre development at 301 Carson Avenue (APNs 139-34-610-040 and 041, 139-34-210-063 and 064), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50293]. Staff recommends APPROVAL.
10. **SUP-50635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC** - For possible action on a request for a Special Use Permit FOR AN EXISTING RESTAURANT (WITH DRIVE-THROUGH) at 6935 North Durango Drive, Suite #150 (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50645]. Staff recommends APPROVAL.
11. **SUP-50807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAIL BONDS - OWNER: BONNEVILLE CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 600 South 3rd Street (APN 139-34-311-072), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50750]. Staff recommends APPROVAL.
12. **SUP-50810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1106 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50646]. Staff recommends APPROVAL.
13. **SUP-50820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON** - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 4720 Windy Hollow Street (APN 138-02-513-004), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
14. **SDR-50831 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005), Ward 5 (Barlow) [PRJ-50793]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

15. **ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL** - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETScape DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.
16. **ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL** - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.
17. **ABEYANCE - 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.
18. **ABEYANCE - RENOTIFICATION - 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 1,850 SQUARE-FOOT RESTAURANT AND DRIVE THROUGH AND A PROPOSED 2,450 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A THREE-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 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.
19. **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.
20. **GPA-50745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.91 acres on the east side of Buffalo Drive approximately, 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.
21. **ZON-50747 - REZONING RELATED TO GPA-50745 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 2.91 acres on the east side of Buffalo Drive, approximately 230 feet north of Oakey Boulevard (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658]. Staff recommends DENIAL.
22. **GPA-50785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to adopt an updated Parks and Recreation Element and revise the 2020 Master Plan, All Wards. Staff recommends APPROVAL.
23. **GPA-50828 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends APPROVAL.

24. **ZON-50829 - REZONING RELATED TO GPA-50828 - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC** - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 8.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727]. Staff recommends APPROVAL.
25. **GPA-50843 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.
26. **ZON-50844 - REZONING RELATED TO GPA-50843 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC** - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726]. Staff recommends DENIAL.
27. **GPA-50835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP** - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.
28. **ZON-50839 - REZONING RELATED TO GPA-50835 - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.
29. **MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
30. **VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
31. **WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
32. **SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.

33. **SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres of a 37.21 acre parcel adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797]. Staff recommends DENIAL.
34. **VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
35. **VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
36. **SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-50842 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: MARY BARTSAS 13, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, AND WEST INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL.
37. **VAR-50848 - VARIANCE - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS ALONG THE EAST AND NORTH PERIMETERS WHERE SIDEWALKS ARE REQUIRED on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.
38. **TMP-50847 - TENTATIVE MAP RELATED TO VAR-50848 - CHEYENNE WEST OF HUALAPAI - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC** - For possible action on a request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.
39. **VAR-51072 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WESLEY CHRISTIAN PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT, SIX-INCH SIDE YARD SETBACK AT THE SOUTH PROPERTY LINE WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED; AND TO ALLOW A 48-FOOT REAR YARD SETBACK WHERE A 50-FOOT REAR YARD SETBACK IS REQUIRED on 0.48 acres at 1505 Golden Oak Drive (APN 162-03-210-008), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 1 (Tarkanian) [PRJ-50971]. Staff recommends DENIAL.
40. **TMP-50852 - TENTATIVE MAP - BRISTLE FALLS - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL** - For possible action on a request for a Tentative Map FOR A 62-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.97 acres adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

41. **VAC-50851 - VACATION RELATED TO TMP-50852 - PUBLIC HEARING - APPLICANT: RYLAND HOMES - OWNER: DEER SPRINGS WAY TRUST, ET AL** - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located south of Deer Springs Way, approximately 1,010 feet east of Hualapai Way, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.
42. **MSP-50453 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 1, LLC, ET AL** - For possible action on a Major Amendment to an approved Master Sign Plan (MSP-6344) TO ADD 14.68 ACRES TO THE SITE AREA; TO ADD ONE 30-FOOT TALL FREESTANDING SIGN WITH FOUR ELECTRONIC READER BOARDS; TO ADD SIX (6) 2,968 SQUARE-FOOT LED DISPLAY WALL SIGNS ON THE EXISTING PARKING GARAGE; AND TO ALLOW LED ON THE 11 EXISTING WALL SIGNS APPROVED BY MSP-40138 WHERE THEY WERE APPROVED ONLY FOR VINYL AND LAMINATE MATERIALS on 35.72 acres at 445, 455, 475, and 495 South Grand Central Parkway (APNs 139-33-511-011 and 012; and 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-49847]. Staff recommends APPROVAL.
43. **MSP-50845 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Master Sign Plan [Z-0012-98(3)] FOR AN EXISTING SHOPPING CENTER on 22.15 acres on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard (APNs 138-32-312-001, 002, 005, 011 and a portion of 012; a portion of 138-32-412-008 and 029), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-50448]. Staff recommends APPROVAL.
44. **MSP-50849 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOCA PARK MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL** - For possible action on a request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER on 47.30 acres at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-003, 005, 007, 011, 012, 014, 017, 018, 023, 024, 026, 027, 031 and a portion of 008 and 029; 138-32-818-001, 003, 005 and 011; and a portion of 138-32-312-012), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-50443]. Staff recommends APPROVAL.
45. **SUP-50774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,669 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1201 South Las Vegas Boulevard, Suite #110 (APNs 162-03-112-023 through 027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50715]. Staff recommends APPROVAL.
46. **SUP-50823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 118-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.
47. **SUP-50824 - SPECIAL USE PERMIT RELATED TO SUP-50823 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - For possible action on a request for a Special Use Permit FOR THE PROPOSED EXPANSION OF THE EXISTING TAVERN USE at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.
48. **SDR-50826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-50823 AND SUP-50824 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO SINGLE-ROOM OCCUPANCY RESIDENCE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50606]. Staff recommends APPROVAL.
49. **SUP-50850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,683 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50743]. Staff recommends APPROVAL.

50. **SUP-50866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CNB FKA BBN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,390 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITHIN AN EXISTING SEXUALLY ORIENTED BUSINESS (NUDE SHOW) at 2580 Highland Drive (APNs 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-50601]. Staff recommends DENIAL.
51. **SUP-50917 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: D.R. HORTON, INC. - OWNER: D.R. HORTON, INC., ET AL** - For possible action on a request for a Special Use Permit FOR A PRIVATE STREET adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, as well as a portion of 125-20-313-063), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

52. **DIR-50779 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to approve the 2014 Planning Commission Meeting schedule. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

53. **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**