

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 5th day of AUGUST, 2014, 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 12th day of AUGUST, 2014, 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)

Nora Lares _____, an employee of the City of Las Vegas, Nevada, says that on the 5th day of AUGUST, 2014, 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 12th day of AUGUST, 2014, 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.

Nora Lares



Signature
Department of Planning

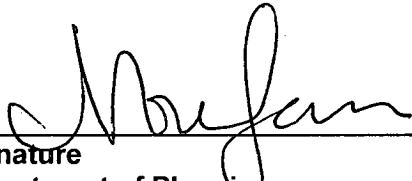
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 5th day of AUGUST, 2014, 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 12th day of
AUGUST, 2014, 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.

Nora Lares



Signature
Department of Planning

Mr. Pete Cipro
5515 McLeod
Las Vegas, Nevada 89120

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

Ms. Marianne Clark
15 Holly Tree Court
Henderson, Nevada 89052-6658

Dr. Robert E. Fowler, Sr.
Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Ms. Juanita Wilson
Koala Motel & Apartments
520 South Casino Center Boulevard
Las Vegas, Nevada 89101

Mr. Patrick Smith
3109 Conners Drive
Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
740 South Decatur Boulevard
Las Vegas, Nevada 89107

Ms. Linda Foster
3721 Capella Avenue
Las Vegas, Nevada 89102

Ms. Jean Hall
4412 Sunrise Avenue
Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

Mr. Gene Lonardo
Charleston Neighborhood Preservation
6300 Blair Way
Las Vegas, Nevada 89107

Rev. James M. Rogers, Sr.
Greater New Jerusalem MBC
1100 North "D" Street
Las Vegas, Nevada 89106

Mr. Alan Choate
Reporter
Las Vegas Review Journal
PO Box 70
Las Vegas, Nevada 89125

Ms. Maggy Ruiz
Latin American Press
PO Box 12599
Las Vegas, Nevada 89112

Mr. Jeff Jacquart
McCarran International Airport
PO Box 11005
Las Vegas, Nevada 89111

Mr. and Mrs. George Muns
5916 Paseo Del Mar
Las Vegas, Nevada 89108

Mrs. Kathy Dancho
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

Ms. Dorothy Orr
104 North Minnesota Street
Las Vegas, Nevada 89107-1820

Mr. Donald M. Mosley
Rancho/Oakey Neighborhood Association
1127 Westlund Drive
Las Vegas, Nevada 89102

Ms. Lynn Bessent
5076 Auborn Avenue
Las Vegas, Nevada 89108

Charleston Neighborhood Preservation
505 North Torrey Pines Drive
Las Vegas, Nevada 89107

Mr. Mike Kalil
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Las Vegas Review Journal
PO Box 70
Las Vegas, Nevada 89125

Mr. Kenneth Williams
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Las Vegas Nevada 89101

Ms. Ronni Land
Box 370645
Las Vegas, Nevada 89137

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
1263 South Stewart Street
Carson City, Nevada 89712

Mr. and Mrs. Brian Gilbert
Kids n Motion
73 Ancient Hills Lane
Henderson, Nevada 89074-1765

Mr. Paul J. Christensen
710 Lacy Lane
Las Vegas, Nevada 89107

Mr. Michael Gittings
UFCW 711
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Las Vegas, Nevada 89108

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Assistant City Editor
Las Vegas Review Journal
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Las Vegas, Nevada 89104

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LVRC Holdings, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

Ms. Jennifer Lazovich
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

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

Mr. Karl Armstrong
1931 Fair Avenue
Las Vegas, Nevada 89106

Ms. Sharon Linsenbardt
7222 West Grand Teton Drive
Las Vegas, Nevada 89131

Ms. Kathy Seest
P.O. Box 1830
Las Vegas, Nevada 89125

Ms. Lisa Derrigo
Derrigo Demographic Studies
4633 Olive Hill Road
Fallbrook, California 92028

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

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

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

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

Mr. Richard Geyer
8260 Hilton Head Court
Las Vegas, Nevada 89128

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

Ms. Jean Zorn
2000 Sunland Ave
Las Vegas, Nevada 89106

Royal Construction Company
PO Box 461150
Leeds, Utah 84746-1150

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Aggressive Business Consulting
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Las Vegas, Nevada 89126

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89149

Mr. Matt Connolly
305 Ashlar Drive
Napa, California 94559

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Skancke Companies
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

Ms. Kami Dempsey
Strategic Solutions
516 South Sixth Street, Suite #100
Las Vegas, Nevada 89101

Ms. Lindsey Madsen
704 South 9th Street
Las Vegas, Nevada 89101

Ms. Junaita Clark
137 Lorenzi Street
Las Vegas, Nevada 89107

Mr. David Clark
4950 Sawyer Avenue
Las Vegas, Nevada 89108

Mr. Brian Padgett
11274 Gamilla Drive
Las Vegas, Nevada 89141

Ms. Tami Lord
5150 East Yale Circle, Suite #400
Denver, Colorado 80222

Mr. Alberto Jauregui
Nevada Land
3505 East Harmon Avenue, Suite. B
Las Vegas, Nevada 89121

Ms. Erna Clark
6501 Burgundy Way
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
6341 Rassler Avenue
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
505 Cragin Park Drive
Las Vegas, Nevada 89107

Ms. Karen Moore
969 East Flamingo Road, Suite #174
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

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. Dial 7-1-1 for Relay Nevada.

August 12, 2014
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, 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.

7. **TMP-54802 - TENTATIVE MAP - SAVONA AT SUMMERLIN - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 135-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 28.58 acres on the northwest corner of Desert Foothills Drive and Antelope Ridge Drive (APN 137-27-813-002), P-C (Planned Community) Zone [SF3 (Single-Family Detached) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-54566]. Staff recommends APPROVAL.
8. **EOT-54461 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-45114) TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE THREE ARE REQUIRED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54451]. Staff recommends APPROVAL.
9. **EOT-54462 - EXTENSION OF TIME RELATED TO EOT-54461 - SPECIAL USE PERMIT - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-45116) FOR A HOTEL, MOTEL OR MOTEL SUITES WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 82 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54451]. Staff recommends APPROVAL.
10. **EOT-54463 - EXTENSION OF TIME RELATED TO EOT-54461 AND EOT-54462 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SKY POINTE HOTEL GROUP, LLC** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-45115) FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54451]. Staff recommends APPROVAL.

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.

11. **SUP-54578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ARCHLAND PROPERTY I, LLC** - For possible action on a request for a Special Use Permit TO ADD A DUAL DRIVE-THROUGH LANE AT AN EXISTING RESTAURANT (WITH DRIVE-THROUGH) at 7150 West Craig Road (APN 138-03-611-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54396]. Staff recommends APPROVAL.
12. **SUP-54786 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALEXANDER ALEXANDROV - OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 2,161 SQUARE-FOOT RESTAURANT WITH A 65 SQUARE-FOOT OUTDOOR PATIO WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM REQUIRED at 420 South Rampart Boulevard, Suite #150 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Beers) [PRJ-54720]. Staff recommends APPROVAL.
13. **SUP-54827 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HABITAT FOR HUMANITY LAS VEGAS, INC - OWNER: SAHARA CROSSING, LP** - For possible action on a request for a Major Amendment of an approved Special Use Permit (SUP-45965) FOR A PROPOSED 12,770 SQUARE-FOOT EXPANSION TO AN EXISTING THRIFT SHOP USE at 4580 West Sahara Avenue, Suite #120 (APN 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54723]. Staff recommends APPROVAL.

24. **VAR-53657 - VARIANCE - PUBLIC HEARING - APPLICANT: ERIK MARTONOVICH - OWNER: BCNV, LLC** - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TO BE 16 FEET AND 37 FEET IN HEIGHT WHERE TEN FEET, SIX INCHES IS THE MAXIMUM HEIGHT ALLOWED on 2.07 acres at 5636 Donald Road (APN 125-24-104-001), R-E (Residence Estates) Zone, Ward 6 (Ross) [PRJ-52356]. Staff recommends DENIAL.
25. **VAR-54750 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONNER 2002 TRUST** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED 540 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [POOL HOUSE] on 0.68 acres at 3020 Campbell Circle (APN 139-32-212-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-54651]. Staff recommends DENIAL.
26. **VAR-54820 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAURIE NADY FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING PATIO COVER on 0.15 acres at 4530 Dover Place (APN 139-31-410-026), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) [PRJ-54754]. Staff recommends DENIAL.
27. **WVR-54398 - WAIVER - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Waiver of the Town Center Sign Standards TO ALLOW A PYLON SIGN TO ADVERTISE ONE TENANT WHERE MULTIPLE TENANTS ARE REQUIRED AND TO ALLOW A 73-FOOT TALL FLAG POLE WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.50 acres at 6775 North Durango Drive (a portion of APN 125-20-301-027), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53401]. Staff recommends DENIAL.
28. **WVR-54400 - WAIVER RELATED TO WVR-54398 - PUBLIC HEARING - APPLICANT: WOLF T.H., LLC - OWNER: JAMES R. MARSH** - For possible action on a request for a Waiver of the Town Center Development Standards TO ALLOW NINE PARKING LOT TREES WHERE A MINIMUM OF TEN TREES ARE REQUIRED AND TO ALLOW 12-FOOT TALL MEXICAN FAN PALMS WHERE A COMBINATION OF 36-INCH BOX RIO GRANDE ASH TREES AND 25-FOOT TALL MEXICAN FAN PALMS ARE REQUIRED on 1.50 acres at 6775 North Durango Drive (a portion of APN 125-20-301-027), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-53401]. Staff recommends DENIAL.
29. **WVR-54824 - WAIVER - PUBLIC HEARING - APPLICANT: ROBERT SINA - OWNER: CENTENNIAL HILLS MOB OWNERS, LLC** - For possible action on a request for a Waiver of the Town Center Development Standards Streetscape Requirements TO ALLOW AN ALTERNATIVE DESIGN on 23.61 acres at 6100 North Durango Drive (APN 125-29-512-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-54685]. Staff recommends APPROVAL.
30. **SUP-54788 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: DAVID AND JESSICA LIVINGSTON, ET AL** - For possible action on a request for a Special Use Permit FOR A SENIOR CITIZEN APARTMENT USE WITH WAIVERS TO ALLOW APARTMENTS ON THE GROUND FLOOR WHERE NONE ARE PERMITTED, A PRIMARY RESIDENT OR GUEST ENTRYWAY IN CONJUNCTION WITH COMMERCIAL USES AND A FRONT ELEVATION THAT DOES NOT HIGHLIGHT THE DIFFERENCE IN USES at 6705 West Lone Mountain Road (APNs 138-02-101-002 and 015), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54521]. Staff recommends APPROVAL.
31. **SDR-54789 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-54788 - PUBLIC HEARING - APPLICANT: OVATION DEVELOPMENT - OWNER: DAVID AND JESSICA LIVINGSTON, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENT COMPLEX WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PERIMETER AND A FOUR-FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE BUFFER ALONG THE NORTH PERIMETER WHERE FIFTEEN FEET IS REQUIRED on 3.03 acres at 6705 West Lone Mountain Road (APNs 138-02-101-002 and 015), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-54521]. Staff recommends APPROVAL.