

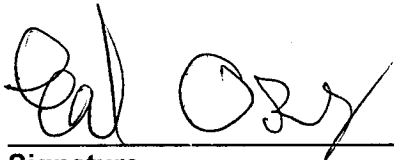
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley _____, an employee of the City of Las Vegas, Nevada,
says that on the 28th day of OCTOBER, 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 4th
day of NOVEMBER, 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 28th day of OCTOBER, 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 4th day of NOVEMBER, 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

Nora Lares

Distribution List Name: Agenda Mailing

Members:

/o=City of Las Vegas/ou=EMPIRE/cn=Recipients/cn=CC_Container/cn=swolfson

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David Riggelman
Dennis Moyer
Detrick Sanford
Diane Phomninh
Eric Fahs
Frank Nason
Gina Venglass
Gwen Barnes
James B. Lewis
James Dee
Jay Lean
Jean Miniaci
Joe Pantuso
John Curran
Kami Dempsey
Karen Hertberg
Kathleen Ray
Keith Spencer
Kim Bush
Kimberly Crawford
Kimberly Reid
Lisa K Bach
Liz Carrasco
Lois Tarkanian
Lora Kalkman
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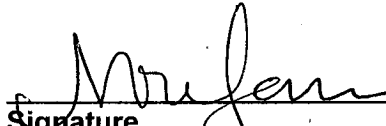
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 28th day of OCTOBER, 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 4th day of
NOVEMBER, 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

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Las Vegas, Nevada 89120

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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

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3721 Capella Avenue
Las Vegas, Nevada 89102

Ms. Jean Hall
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Las Vegas, Nevada 89101

Ms. Diana Howe
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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Latin American Press
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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

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

Ms. Dorothy Orr
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Las Vegas, Nevada 89107-1820

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

Ms. Lynn Bessent
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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 89101

Ms. Ronni Land
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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 89108

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Assistant City Editor
Las Vegas Review Journal
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Las Vegas, Nevada 89129

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KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

John's Loans and Jewelry
Attn: Howard Bock
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89106-3983

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89108

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Ms. Beatrice Turner
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Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association
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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89145

G. Norton
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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89134



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.

November 4, 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.

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 OCTOBER 14, 2014
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. **TMP-55901 - TENTATIVE MAP - THE ROYALE (A COMMERCIAL SUBDIVISION) - APPLICANT: BARNET LIBERMAN - OWNER: LEAH PROPERTY, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL MERGER AND RESUBDIVISION on 0.64 acres at the northeast corner of Coolidge Avenue and Casino Center Boulevard (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-55848]. Staff recommends APPROVAL.
8. **SUP-55880 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS MARKET & LIQUOR - OWNER: FRIENDLY BEAR PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,600 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN A PROPOSED GENERAL RETAIL STORE, OTHER THAN LISTED at 861 North Nellis Boulevard, Suite #2 (APN 140-29-716-003), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
9. **SUP-56127 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL SUPER, INC. - OWNER: MLCFC 2006-4 SAHARA RETAIL, 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 52,336 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED at 4610 West Sahara Avenue (APN 162-06-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55893]. Staff recommends APPROVAL.
10. **SUP-56133 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VETERANS VILLAGE THRIFT STORE - OWNER: DIVERSIFIED INVESTMENTS LAS VEGAS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 7,500 SQUARE-FOOT THRIFT SHOP USE at 6121 West Lake Mead Boulevard, Suites #140 through #165 (APN 138-23-719-009), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
11. **SUP-56135 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7 MARES - OWNER: RZMZ FAMILY, LLC - SERIES 3** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,770 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 2000 East Charleston Boulevard (APN 162-02-512-008) C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56108]. Staff recommends APPROVAL.
12. **SUP-56138 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SOFIA'S RESTAURANT, LLC - OWNER: JEANNY THU HUYNH** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,951 SQUARE-FOOT RESTAURANT at 821 North Lamb Boulevard, Suite #1 (APN 140-29-301-010), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-55872]. Staff recommends APPROVAL.
13. **SUP-56149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TCB LAS VEGAS, LLC - OWNER: AJL PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED NIGHTCLUB at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-54092]. Staff recommends APPROVAL.
14. **SUP-56166 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WING NUTZ - OWNER: SHADOW MOUNTAIN MARKET PLACE, LLC** - For possible action on a request for a Special Use permit FOR A PROPOSED 2,021 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH A 1,130 SQUARE-FOOT OUTDOOR SEATING AREA at 6485 North Decatur Boulevard, Suite #190 (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross) [PRJ-56140]. Staff recommends APPROVAL.

15. **SDR-56111 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: UNIVERSAL LAUNDRY'S & LINENS - OWNER: LINCOLN CENTER PROPERTIES, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 440 SQUARE-FOOT DETACHED MODULAR BUILDING on 2.24 acres at 240 Spectrum Boulevard (APN 139-36-710-021), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-55050]. Staff recommends APPROVAL.
16. **SDR-56141 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SAHARA EXECUTIVE PARK, LLC** - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-18693) FOR A PROPOSED 4,295 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on approximately 0.91 acres at the northwest corner of Sahara Avenue and Richfield Boulevard (APN 162-05-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55734]. Staff recommends APPROVAL.
17. **SDR-56176 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CITRA REAL ESTATE CAPITAL - OWNER: CITY PARKWAY V, INC.** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-53067) FOR A PROPOSED TWO-BUILDING, 197-FOOT TALL, 379,202 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF A 111,987 SQUARE-FOOT CONVALESCENT CARE FACILITY, AN 84-UNIT ASSISTED LIVING APARTMENT COMPLEX, A 32-UNIT HIGH-RISE HOUSING APARTMENT COMPLEX, GENERAL RETAIL SPACE, OFFICE SPACE AND A FIVE-LEVEL PARKING FACILITY, WITH WAIVERS OF SYMPHONY PARK STREETScape STANDARDS on 3.30 acres at the southeast corner of City Parkway and Clark Avenue (a portion of APN 139-34-211-003), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-56071]. Staff recommends APPROVAL.
18. **MSP-56105 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BONEFISH GRILL, LLC - OWNER: MICAH 6:8 HOLDING LIMITED PARTNERSHIP** - For possible action on a request for an amendment to a previously approved Master Sign Plan (MSP-2858) TO ADD ONE FREESTANDING SIGN on 8.24 acres at the southeast corner of Charleston Boulevard and Odette Lane (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-55794]. Staff recommends APPROVAL.
19. **VAC-56124 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - For possible action on a request for a Petition to Vacate a portion of a nine-foot wide City of Las Vegas Equestrian Trail Easement generally located at the northeast corner of Iron Mountain Road and Nolene Stream Street, Ward 6 (Ross) [PRJ-56104]. Staff recommends APPROVAL.
20. **VAC-56131 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a request for a Petition to Vacate a 30-foot portion of Ruffian Road between Centennial Parkway and Regina Avenue and to Vacate U.S. government patent easements generally located south of Centennial Parkway on both sides of Hualapai Way, Ward 6 (Ross) [PRJ-55864]. Staff recommends APPROVAL.
21. **VAC-56147 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a request for a Petition to Vacate U.S. government patent easements generally located on the south side of Centennial Parkway at Conquistador Street, Ward 6 (Ross) [PRJ-55851]. Staff recommends APPROVAL.
22. **VAC-56260 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.** - For possible action on a request for a Petition to Vacate all existing public infrastructure easements within Common Lot 'A' and a 10-foot public pedestrian access easement generally located immediately east of the eastern right-of-way line of Leon Avenue, north of Iron Mountain Road, Ward 6 (Ross) [PRJ-56259]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

23. **ABEYANCE - SUP-55390 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: EARL M MORIMOTO TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED OFF-PREMISE SIGN at 3838 Meadows Lane (APN 139-31-510-021), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55084]. Staff recommends DENIAL.

24. **ABEYANCE - SUP-55677 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACE LOAN COMPANY - OWNER: B F TRUST, ET AL** - For possible action on a request for a Special Use Permit FOR A PAWN SHOP WITHIN AN EXISTING 1,651 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW A 50-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND 920 FEET FROM A SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 519 East St. Louis Avenue (APN 162-03-311-017), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-55676]. Staff recommends DENIAL.
25. **ABEYANCE - SUP-55682 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THREE TWENTY TWO, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,467 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A LIQUOR ESTABLISHMENT (TAVERN) AND A 1,200-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 1,500 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 322 Fremont Street (APN 139-34-510-026), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-55576]. Staff recommends APPROVAL.
26. **ABEYANCE - SUP-55786 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT HOUSE OF BARGAINS - OWNER: DUCK HORN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,950 SQUARE-FOOT THRIFT SHOP USE at 4000 West Sahara Avenue (APN 162-06-812-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55655]. Staff recommends APPROVAL.
27. **MOD-55735 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: BRENTWOOD CAPITAL PARTNERS - OWNER: JAMES R MARSH** - 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: EC-TC (EMPLOYMENT CENTER MIXED USE - TOWN CENTER) on 1.89 acres on the west side of Durango Drive, approximately 335 feet south of Deer Springs Way (APN 125-20-301-028), Ward 6 (Ross) [PRJ-54989]. Staff recommends DENIAL.
28. **SDR-55737 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-55735 - PUBLIC HEARING - APPLICANT: BRENTWOOD CAPITAL PARTNERS - OWNER: JAMES R MARSH** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 17,158 SQUARE-FOOT THRIFT SHOP WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE PROPOSED BUILDING TO BE LOCATED AWAY FROM RIGHTS-OF-WAY WHERE 60 PERCENT OF THE BUILDING IS TO BE PLACED AT THE BUILD-TO LINE on 1.89 acres on the west side of Durango Drive, approximately 335 feet south of Deer Springs Way (APN 125-20-301-028), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: EC-TC (Employment Center Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-54989]. Staff recommends DENIAL.
29. **ZON-56153 - REZONING - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC** - For possible action on a request for a Rezoning FROM: N-S (NEIGHBORHOOD SERVICES) TO: C-1 (LIMITED COMMERCIAL) on 2.63 acres at 7395 Smoke Ranch Road (APN 138-22-102-004), N-S (Neighborhood Service) Zone, Ward 4 (Anthony) [PRJ-55788]. Staff recommends APPROVAL.
30. **VAR-56152 - VARIANCE RELATED TO ZON-56153 - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS LTD. - OWNER: DRS ESTATE, LLC** - For possible action on a request for a Variance TO ALLOW A 41-FOOT SIDE SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 49.5-FOOT SETBACK FOR A PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME on 2.63 acres at 7395 Smoke Ranch Road (APN 138-22-102-004), N-S (Neighborhood Service) Zone [Proposed: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-55788]. Staff recommends APPROVAL.
31. **SDR-56150 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-56153 AND VAR-56152 - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 32,984 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTHERN PERIMETER OF THE PROPERTY WHERE EIGHT FEET IS REQUIRED on 2.63 acres at 7395 Smoke Ranch Road (APN 138-22-102-004), N-S (Neighborhood Service) Zone [Proposed: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-55788]. Staff recommends APPROVAL.

32. **VAR-56142 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JULIE CONTRERAS** - For possible action on a request for a Variance TO ALLOW 21 PARKING SPACES WHERE 23 PARKING SPACES ARE REQUIRED at 1585 North Decatur Boulevard (APN 138-25-503-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-56036]. Staff recommends DENIAL.
33. **SDR-56145 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56142 - PUBLIC HEARING - APPLICANT/OWNER: JULIE CONTRERAS** - For possible action on a request for a Site Development Plan Review FOR THE RESTRIPING, FENCING AND TRASH ENCLOSURE MOVEMENT WITHIN THE SITE FOR AN EXISTING 5,100 SQUARE-FOOT COMMERCIAL BUILDING WITH AN EXCEPTION TO ALLOW A TRASH ENCLOSURE ADJACENT TO THE RIGHT-OF-WAY at 1585 North Decatur Boulevard (APN 138-25-503-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-56036]. Staff recommends DENIAL.
34. **VAR-56129 - VARIANCE - PUBLIC HEARING - APPLICANT: CSN HOLDINGS, LLC - OWNER: SDF PROPERTIES, LLC, ET AL** - For possible action on a request for a Variance TO ALLOW 278 PARKING SPACES WHERE 299 SPACES ARE REQUIRED on 4.1 acres at 9010-9080 West Cheyenne Avenue (APNs 138-08-417-003, 006, 008, 010, 011, 012 and 018 through 022), O (Office) Zone, Ward 4 (Anthony) [PRJ-54542]. Staff recommends DENIAL.
35. **SUP-56134 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RODNEY ATAMIAN - OWNER: SUNSTONE BUFFALO, LLC** - For possible action on a request for a Special Use Permit FOR AN ALTERNATIVE PARKING ANALYSIS TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 32 ADDITIONAL SPACES ARE REQUIRED FOR A PROPOSED GENERAL PERSONAL SERVICE USE (NAIL SALON) at 2400 North Buffalo Drive, Suite #130 (APN 138-15-402-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-55975]. Staff recommends DENIAL.
36. **SDR-56167 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LV ASSET HOLDINGS, LTD. - OWNER: HUGH H. TOLOUI** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,100 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE FIFTEEN FEET IS REQUIRED on 1.36 acres at the northeast corner of Joann Way and Cheyenne Avenue (APN 138-12-801-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56033]. Staff recommends DENIAL.
37. **SDR-56172 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CARLOS ADLEY - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED-USE DEVELOPMENT, INCLUDING 84,942 SQUARE FEET OF COMMERCIAL SPACE, 162 RESIDENTIAL UNITS AND A 171 SPACE PARKING GARAGE on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-56112]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

38. **DIR-56334 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to approve the 2015 Planning Commission Meeting schedule. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

39. **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**