

CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Bryana Fultz, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of DECEMBER, 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 9th
day of DECEMBER, 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

Bryana Fultz
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 2nd day of DECEMBER, 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 9th day of
DECEMBER, 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

Distribution List Name: Agenda Mailing

Members:

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

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Steven Ross
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Susie Martinez
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Trish Truesdell
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Vickie Pertgen
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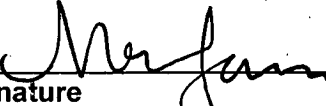
CERTIFICATE OF MAILING

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Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 2nd day of DECEMBER, 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 9th day of
DECEMBER, 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 Connors 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

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Kids n' Motion
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Las Vegas, Nevada 89108

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Rancho/Oakey Neighborhood Association
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Las Vegas, Nevada 89102

Charleston Neighborhood Preservation
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Las Vegas, Nevada 89107

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Las Vegas Nevada 89101

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

John's Loans and Jewelry
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Las Vegas, Nevada 89104

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89149

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Las Vegas, Nevada 89104-1413

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Las Vegas, Nevada 89128

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Las Vegas, Nevada 89106

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Las Vegas, Nevada 89101

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Las Vegas, Nevada 89107

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Las Vegas, Nevada 89108

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Las Vegas, Nevada 89141

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Denver, Colorado 80222

Mr. Alberto Jauregui
Nevada Land
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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
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Las Vegas, Nevada 89101

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

Mr. Timothy Voltz
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Las Vegas, Nevada 89145

G. Norton
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Las Vegas, Nevada 89107

Mr. Robert Phillips
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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
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Las Vegas, Nevada 89146

Mr. James Stoner
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Phoenix, Arizona 85043

Ms. Serina Choi
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Las Vegas, Nevada 89134

Ms. Lisa K. Bach
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Las Vegas Review Journal
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Las Vegas, Nevada 89125



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.

December 9, 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 CHRYSAL 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.

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 - 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. **TMP-56671 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B PARCEL Z - ALLEGRA - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR AN 88-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.35 acres at the southwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-313-001), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-56636]. Staff recommends APPROVAL.
9. **RQR-54732 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: BELL'S MARKET - OWNER: SHOSHANI SABAH** - For possible action on a request for a Required Review of an approved Special Use Permit (SUP-51423) FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 2,980 SQUARE-FOOT GENERAL RETAIL STORE at 720 West Owens Avenue (APN 139-22-402-011), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
10. **SUP-56265 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA PALMA MARKET - OWNER: RAINBOW VISTA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN AN EXISTING 2,400 SQUARE-FOOT GENERAL RETAIL STORE OTHER THAN LISTED located at 6700 West Charleston Boulevard, Suite F (APN 138-34-820-014), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-56013]. Staff recommends APPROVAL.
11. **SUP-56453 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEROME HARRY - OWNER: DK JUHL, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,052 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 115 SQUARE-FOOT OUTDOOR PATIO at 353 East Bonneville Avenue, Suite #111 (APN 139-34-312-005), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-54721]. Staff recommends APPROVAL.
12. **SUP-56643 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WOMEN, INFANTS, AND CHILDREN (WIC) - OWNER: DIAMOND CREEK HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR AN EXISTING 3,405 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3650 North Rancho Drive, Suite #101 (APN-138-12-213-064), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-56587]. Staff recommends APPROVAL.
13. **SDR-56645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: J D E HOLDING COMPANY, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,093 SQUARE-FOOT ADDITION TO AN EXISTING 9,115 SQUARE-FOOT ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH NO OUTSIDE PENS) on 1.14 acres at 1050 South Rampart Boulevard (APN 138-32-412-024), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-56261]. Staff recommends APPROVAL.
14. **VAC-56154 - VACATION - PUBLIC HEARING - APPLICANT: MCNICOLL INVESTMENTS, LTD. - OWNER: DRS ESTATE, LLC** - For possible action on a request for a Petition to Vacate PUBLIC SEWER AND DRAINAGE EASEMENTS generally located on the south side of Smoke Ranch Road, approximately 665 feet east of Expressions Drive, Ward 4 (Anthony) [PRJ-56677]. Staff recommends APPROVAL.

23. **VAR-55892 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Variance TO ALLOW DEVIATIONS FROM THE STREET NAMING GUIDELINES AND STREET NAMING CONFIGURATION SECTIONS OF THE CITY OF LAS VEGAS STREET NAMING AND ADDRESSING ASSIGNMENT REGULATIONS, 2009 EDITION on Horse Drive between the US 95 and Iron Mountain Road, Fort Apache Road between the US 95 and Moccasin Road, as well as on Hualapai Way from Grand Teton Drive to Moccasin Road, respectively, Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.
24. **SNC-55060 - STREET NAME CHANGE RELATED TO VAR-55892 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for multiple Street Name Changes FROM: HORSE DRIVE TO: W SKYE CANYON PARK DR (BETWEEN THE US 95 AND IRON MOUNTAIN ROAD); FROM: FORT APACHE ROAD TO: N SKYE CANYON PARK DR (BETWEEN THE US 95 AND MOCCASIN ROAD); AND FROM: HUALAPAI WAY TO: SKYE VILLAGE ROAD (BETWEEN GRAND TETON DRIVE AND MOCCASIN ROAD), Ward 6 (Ross) [PRJ-55473]. Staff recommends APPROVAL.
25. **VAR-56629 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC** - For possible action on a request for a Variance TO ALLOW FOUR PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
26. **VAR-56630 - VARIANCE RELATED TO VAR-56629 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
27. **SDR-56632 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56629 AND VAR-56630 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET DEVELOPMENT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS ALONG THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM TEN-FOOT WIDE BUFFER IS REQUIRED AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE EAST AND A PORTION OF THE NORTH PROPERTY LINES WHERE A MINIMUM SIX-FOOT WIDE BUFFER IS REQUIRED on 0.19 acres at 601 East Bonneville Avenue (APN 139-34-710-019), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-56467]. Staff recommends APPROVAL.
28. **VAR-56668 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC** - For possible action on a request for a Variance TO ALLOW A TEN-FOOT TALL WROUGHT IRON FENCE AND BLOCK WALL ALONG THE NORTH PROPERTY LINE AND A PORTION OF THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.
29. **SDR-56670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-56668 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA LEGAL SERVICES, INC. AND SIXTH STREET STRATEGIC SOLUTIONS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 40,000 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER TO ALLOW FIFTY PERCENT OF THE FIRST STORY FACADE TO ALIGN ALONG THE PROPERTY LINE WHERE SEVENTY PERCENT IS REQUIRED AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARDS on 0.51 acres at 520-530 South 6th Street (APNs 139-34-310-066 through 068), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56599]. Staff recommends DENIAL.
30. **VAR-56675 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA HAND DEVELOPMENT - OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY** - For possible action on a request for a Variance TO ALLOW 141 PARKING SPACES WHERE 168 ARE REQUIRED on 9.46 acres located at 503 North Lamb Boulevard (APN 140-31-501-017), R-3 (Medium Density Residential) Zone, Ward (3) Coffin [PRJ-56634]. Staff recommends DENIAL.