

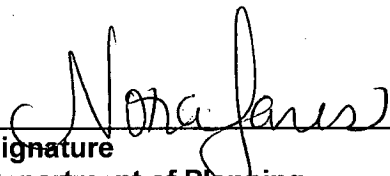
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# CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

**Nora Lares** \_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the **3RD** day of **FEBRUARY**, **2015**, a copy of a  
NOTICE, the attached of which is a true and correct copy of a  
**Planning Commission Agenda** \_\_\_\_\_, said meeting to be held on the **10th** day of  
**FEBRUARY**, **2015**, 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

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Dennis Moyer  
Detrick Sanford  
Diane Phomninh  
Eric Fahs  
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Gwen Barnes  
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John Curran  
Kami Dempsey  
Karen Hertberg  
Kathleen Ray  
Keith Spencer  
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Kimberly Crawford  
Kimberly Reid  
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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](http://www.lasvegasnevada.gov)**

**LAS VEGAS CITY COUNCIL**

**Mayor Carolyn G. Goodman, (At-Large)**  
**Mayor Pro-Tem Stavros S. Anthony, (Ward 4)**  
**Councilwoman Lois Tarkanian, (Ward 1)**  
**Councilman Steven D. Ross, (Ward 6)**  
**Councilman Ricki Y. Barlow (Ward 5)**  
**Councilman Bob Coffin, (Ward 3)**  
**Councilman Bob Beers, (Ward 2)**  
**City Manager Elizabeth N. Fretwell**

**COMMISSIONERS**

**Todd L. Moody, Chair**  
**Trinity Haven Schlottman, Vice Chair**  
**Byron Goynes**  
**Richard Truesdell**  
**Vicki Quinn**  
**Gus W. Flangas**  
**Richard P. Bonar**

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Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

**February 10, 2015**  
**6:00 PM**

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3<sup>RD</sup> FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

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

- City Hall, 495 South Main Street, 1<sup>st</sup> Floor
- Clark County Government Center, 500 South Grand Central Parkway
- Grant Sawyer Building, 555 East Washington Avenue
- City of Las Vegas Development Services Center, 333 North Rancho Drive

**ACTIONS:** ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

7. **EOT-57428 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: INVESTMENT SOLUTIONS** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-47009) FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY USE on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
8. **EOT-57141 - EXTENSION OF TIME RELATED TO EOT-57428 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: INVESTMENT SOLUTIONS** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-47010) FOR A PROPOSED 12,000 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), O (Office) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
9. **TMP-57325 - TENTATIVE MAP - STONEBRIDGE - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 22-PARCEL MASTER PLANNED VILLAGE on 459.50 acres at the southwest corner of Alta Drive and Sky Vista Drive (APNs 137-33-801-001 and 164-03-111-002), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-57307]. 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.

10. **ABEYANCE - 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.
11. **SUP-57326 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD** - For possible action on a request for Special Use Permit FOR A PROPOSED 1,152 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE (GROUND LEVEL) at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57291]. Staff recommends APPROVAL.
12. **SUP-57327 - SPECIAL USE PERMIT RELATED TO SUP-57326 - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD** - For possible action on a request for Special Use Permit FOR A PROPOSED 864 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 288 SQUARE FEET OF OUTDOOR SEATING AREA (SECOND LEVEL) at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57291]. Staff recommends APPROVAL.
13. **SUP-57229 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HELEN MENEGAKI - OWNER: JERRY R. AND GLADYS R. JACKS** - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A EXISTING 1,986 SQUARE-FOOT RESTAURANT WITH A 372 SQUARE-FOOT OUTDOOR PATIO at 9320 Sun City Boulevard, Suite #101 (APN 138-18-614-001), P-C (Planned Community) Zone [C (Commercial) Sun City Summerlin Special Land Use Designation], Ward 4 (Anthony) [PRJ-57132]. Staff recommends APPROVAL.
14. **SUP-57279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PARK ON FREMONT, LLC - OWNER: ARTEMUS W HAM III** - For possible action on a request for a Major Amendment to a previously approved Special Use Permit (SUP-45934) FOR A PROPOSED 7,848 SQUARE-FOOT EXPANSION TO AN EXISTING 3,165 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 506 Fremont Street (APN 139-34-611-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57157]. Staff recommends APPROVAL.

23. **ABEYANCE - VAR-57010 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALK ON HICKAM AVENUE AND HELEN AVENUE AND NO GATE ON A PRIVATE STREET WHERE SUCH ARE REQUIRED on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APNs 138-01-302-002, 003 and 004), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56894]. Staff recommends DENIAL.
24. **ABEYANCE - WVR-57009 - WAIVER RELATED TO VAR-57010 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Waiver TO ALLOW NO SIDEWALKS WHERE FIVE-FOOT WIDE SIDEWALKS ON BOTH SIDES OF THE STREET ARE REQUIRED ON THE PROPOSED PRIVATE 47-FOOT RESIDENTIAL STREET on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APNs 138-01-302-002, 003 and 004), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56894]. Staff recommends DENIAL.
25. **ABEYANCE - WVR-57212 - WAIVER RELATED TO VAR-57010 AND WVR-57009 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED AND A 198-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APNs 138-01-302-002, 003 and 004), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56894]. Staff recommends DENIAL.
26. **ABEYANCE - TMP-57007 - TENTATIVE MAP RELATED TO VAR-57010, WVR-57009 AND WVR-57212 - HICKAM AND HELEN - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Tentative Map FOR A SIX-LOT RESIDENTIAL SUBDIVISION on 3.47 acres on the northwest corner of Hickam Avenue and Helen Avenue (APNs 138-01-302-002, 003 and 004), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56894]. Staff recommends DENIAL.
27. **ABEYANCE - VAR-57017 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALK ON HICKAM AVENUE AND LEON AVENUE AND NO GATE ON A PRIVATE STREET WHERE SUCH ARE REQUIRED on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56896]. Staff recommends DENIAL.
28. **ABEYANCE - WVR-57018 - WAIVER RELATED TO VAR-57017 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Waiver TO ALLOW NO SIDEWALKS WHERE FIVE-FOOT WIDE SIDEWALKS ON BOTH SIDES OF THE STREET ARE REQUIRED ON THE PROPOSED PRIVATE 47-FOOT RESIDENTIAL STREET on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56896]. Staff recommends DENIAL.
29. **ABEYANCE - WVR-57213 - WAIVER RELATED TO VAR-57017 AND WVR-57018 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED AND TO ALLOW A 194-FOOT EXTERNAL INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56896]. Staff recommends DENIAL.
30. **ABEYANCE - TMP-57025 - TENTATIVE MAP RELATED TO VAR-57017, WVR-57018 AND WVR-57213 - HICKAM AND LEON - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on a request for a Tentative Map FOR AN EIGHT-LOT RESIDENTIAL SUBDIVISION on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Barlow) [PRJ-56896]. Staff recommends DENIAL.
31. **VAR-57283 - VARIANCE - PUBLIC HEARING - APPLICANT: JAKOB GIANDJIAN - OWNER: DIAMOND CREEK HOLDINGS, LLC AND CHARLESTON, LLC** - For possible action on a request for a Variance TO ALLOW 121 PARKING SPACES WHERE 161 SPACES ARE REQUIRED on 2.43 acres at 6901-6905 West Charleston Boulevard (APNs 163-03-512-002 and 003), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-56979]. Staff recommends DENIAL.

41. **SUP-57340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOLLAR LOAN CENTER - OWNER: LAKES PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,531 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SAPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND A 242-FOOT DISTANCE SEPERATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED at 9101 West Sahara Avenue, Suite #100 (APN 163-08-121-010), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-57238]. Staff recommends DENIAL.
42. **SDR-57096 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EAST CHARLESTON TWIST, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (Z-0046-56) FOR A PROPOSED 914 SQUARE-FOOT EXPANSION TO AN EXISTING 797 SQUARE-FOOT RESTAURANT BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT WIDE BUFFER ALONG THE WEST PERIMETER AND A TEN-FOOT WIDE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND ZERO-FOOT WIDE BUFFERS ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.38 acres at 1900 East Charleston Boulevard (APN 162-02-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56886]. Staff recommends APPROVAL.

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

43. **ABEYANCE - TXT-51723 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend LVMC 19.16.100 to revise the applicability and procedures related to Minor Review of Site Development Plans and Minor Amendments of approved Site Development Plans, and to provide for other related matters. Staff recommends APPROVAL.
44. **TXT-57274 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to amend the conditional use requirements for Crematories, and to provide for other related matters, Ward 4 (Anthony). Staff recommends APPROVAL.
45. **TXT-57574 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request to update the Symphony Park Design Standards to provide for an alternative review process and development criteria for multi-block projects within Symphony Park and to provide for other related matters, Ward 5 (Barlow). Staff recommends APPROVAL.

#### **CITIZENS PARTICIPATION:**

46. **CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED**