

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 24, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilwoman Brenda Williams, Ward 5 (Interim)

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **April 26, 2007** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS 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 SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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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. 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 conditions, 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 also 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.

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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.

1. **TMP-18030 - TENTATIVE MAP - AZURE & TORREY PINES - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Tentative Map FOR A 21-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).
2. **TMP-21138 – TENTATIVE MAP - DECATUR MANOR - APPLICANT/OWNER: SLV INVESTMENTS, INC.** - Request for a Tentative Map FOR A 7-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.94 acres adjacent to the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Ross).
3. **TMP-21161 - TENTATIVE MAP - CENTENNIAL & LEON - APPLICANT: TANEY ENGINEERING - OWNER: BARBARA L. FARMANALI** - Request for a Tentative Map FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).

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 THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. 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.

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4. **ZON-20783 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GARCIA** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 1.16 acres at 4881 Donald Road (APN 125-24-503-005), Ward 6 (Ross).

5. **WVR-21491 - WAIVER RELATED ZON-20783 - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GARCIA** - Request for a Waiver of Title 18.12.130 TO ALLOW A PROPOSED PRIVATE STREET TO END IN A HAMMER HEAD WHERE A CUL-DE-SAC IS REQUIRED at 4881 Donald Road (APN 125-24-503-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development – 4 Units Per Acre)], Ward 6 (Ross).

6. **VAR-20782 - VARIANCE RELATED TO ZON-20783 AND WVR-21491 - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GARCIA** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 1.16 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A FIVE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 1.16 acres at 4881 Donald Road (APN 125-24-503-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Ross).

7. **SDR-20780 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20783, WVR-21491 AND VAR-20782 - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GARCIA** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.16 acres at 4881 Donald Road (APN 125-24-503-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Ross).

8. **ZON-20956 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE ASSOCIATES, LP** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) within a portion of 0.98 acres at 1200 North Lamb Boulevard (a portion of APN-140-30-601-003), Ward 3 (Reese).

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9. **SDR-20957 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20956 - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE ASSOCIATES, LP** - Request for a Site Development Plan Review FOR A PROPOSED NINE-LOT ADDITION TO AN EXISTING MOBILE/MANUFACTURED HOME PARK within a portion of 0.98 acres at 1200 North Lamb Boulevard (a portion of APN 140-30-601-003), R-E (Residence Estates) Zone [PROPOSED: R-MHP (Residential Mobile/Manufactured Home Park)], Ward 3 (Reese).

10. **VAR-21145 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARRY AND SUSAN MILLER** - Request for a Variance TO ALLOW A 13.5 FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED on 0.16 acres at 4241 Carnation Lane (APN 138-02-311-004), R-MH (Mobile/Manufactured Home) Zone, Ward 6 (Ross).

11. **SUP-21005 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RADSA, INC. - OWNER: WILLIAM MIGUEL** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at the southeast corner of Decatur Boulevard and Washington Avenue (a portion of APN 139-30-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Williams).

12. **SDR-21141 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BELL REAL ESTATE, LLC** - Request for a Major Modification to an approved Site Development Plan Review (SDR-11676) FOR A PROPOSED 401,140 SQUARE-FOOT, 79-FOOT TALL PARKING STRUCTURE WITH 80,000 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), FIRST FLOOR OFFICE, AND 1,015-SPACE PARKING GARAGE AND A WAIVER OF THE ZERO FOOT FRONT SETBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008, 162-04-802-001, 002, 003 and 004), M (Industrial) Zone, Ward 3 (Reese).

13. **SDR-21151 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BANK OF AMERICA - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY** - Request for a Site Development Plan Review FOR A PROPOSED 4,454 SQUARE FOOT BANK WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG 152 FEET OF THE NORTH PROPERTY LINE WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 1.4 acres at the northeast corner of Martin L King Boulevard and Washington Avenue (APN 139-28-604-008), C-1 (Limited Commercial) Zone, Ward 5 (Williams).

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14. **SDR-21195 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RUOMEI WANG - OWNER: KENICHI HOSOBUCHI** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,700 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFERS REQUIREMENTS TO ALLOW A TWO FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A THREE FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND A ZERO FOOT BUFFER ALONG THE A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT IS REQUIRED on 0.17 acres at 308 Jones Boulevard (APN 138-36-210-002), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Tarkanian).

15. **SDR-21198 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SILVER STATE BANK** - Request for a Site Development Plan Review FOR A PROPOSED 10,052 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on 1.06 acres at 3307 Novat Street (APN 137-12-410-012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

PUBLIC HEARING ITEMS:

16. **ABEYANCE - RENOTIFICATION - GPA-20227 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) AND LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: MXU (MIXED-USE) on 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue and east of the UPRR Right-of-Way (APN Multiple), Ward 3 (Reese). **NOTE: THIS PARCEL IS TO BE REMOVED FROM THE 18B THE LAS VEGAS ARTS DISTRICT AND ADDED TO THE DOWNTOWN SOUTH DISTRICT**

17. **ZON-21165 - REZONING RELATED TO GPA-20227 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC, ET AL** - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) AND M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) FOR A PROPOSED MIXED-USE DEVELOPMENT on 71.65 acres at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), Ward 3 (Reese).

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18. **ZON-21166 - REZONING RELATED TO GPA-20227 AND ZON-21165 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Rezoning TO EXPAND THE GAMING ENTERPRISE DISTRICT FOR A PROPOSED MIXED-USE DEVELOPMENT AND ESTABLISH A G-O (GAMING OVERLAY) DISTRICT for a portion of 44.49 acres at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), Ward 3 (Reese).

19. **SUP-21168 - SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165 AND ZON-21166 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Special Use Permit FOR A PROPOSED PRIVATE SPORTS ARENA at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

20. **SUP-21169- SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165, ZON-21166, AND SUP-21168 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

21. **SUP-21171 - SPECIAL USE PERMIT RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, AND SUP-21169 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Special Use Permit FOR A PROPOSED HIGH RISE MIXED-USE DEVELOPMENT IN THE AIRPORT OVERLAY DISTRICT at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

22. **SUP-21172- SPECIAL USE PERMIT RELATED TO ZON-21165, ZON-21166, SUP-21168, SUP-21169, AND SUP-21171 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, NON-RESTRICTED at the southwest corner of Charleston Boulevard and Main Street (APN Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).

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23. **VAC-21173 - VACATION RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171 AND SUP-21172 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request to Vacate the existing 80-foot rights-of-way of Commerce Street, Industrial Road, Utah Avenue, Imperial Street, Colorado Street, and California Street, the 60-foot right-of-way of Fairfield Avenue, a 25-foot alley right-of-way generally located between Fairfield Avenue and Commerce Street, and a 20-foot alley right-of-way generally located between Commerce Street and Main Street, all bounded by Main Street to the east, Charleston Boulevard to the north, the Union Pacific Railroad to the west and Wyoming Avenue to the south, Ward 3 (Reese).
24. **SDR-21175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20227, ZON-21165, ZON-21166, SUP-21168, SUP-21169, SUP-21171, SUP-21172 AND VAC-21173 - PUBLIC HEARING - APPLICANT: REI NEON, LLC - OWNER: BLUE DAYDREAMS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT INCLUDING 1,500 RESIDENTIAL CONDOMINIUM UNITS, 1,600 TIME SHARE DEVELOPMENT UNITS, 6,000 HOTEL ROOMS, PRIVATE SPORTS ARENA, 1,235,000 SQUARE FEET OF COMMERCIAL SPACE AND 300,000 SQUARE FEET OF NON-RESTRICTED GAMING SPACE WITH WAIVERS OF THE DOWNTOWN BUILD-TO-LINE REQUIREMENT AND DOWNTOWN ARCHITECTURAL DESIGN STANDARDS at the southwest corner of Charleston Boulevard and Main Street (APNs Multiple), M (Industrial), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese).
25. **ABEYANCE - GPA-20469 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) AND SC (SERVICE COMMERCIAL) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road (APNs 125-06-002-005, 006, and 007), Ward 6 (Ross).
26. **ABEYANCE - GPA-20474 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMERCIAL DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

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27. **ABEYANCE - ZON-20479 - REZONING RELATED TO GPA-20474 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).
28. **ABEYANCE - VAR-20472 - VARIANCE RELATED TO GPA-20474 AND ZON-20479 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Variance TO ALLOW BUILDING HEIGHTS OF FOUR STORIES AND 50 FEET WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road [PROPOSED: R-4 (High Density Residential)] (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).
29. **ABEYANCE - SDR-20480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20474, ZON-20479 AND VAR-20472 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Site Development Plan Review FOR A 464-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FIVE FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE A SIX-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).
30. **ABEYANCE - ZON-19673 - REZONING - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5 (Williams).

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31. **ABEYANCE - VAR-19672 - VARIANCE RELATED TO ZON-19673 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Variance TO ALLOW 68,875 SQUARE FEET OF OPEN SPACE WHERE 142,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 161-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre)], Ward 5 (Williams).

32. **ABEYANCE - SDR-19670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Site Development Plan Review FOR A 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre)], Ward 5 (Williams).

33. **ABEYANCE - ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC.** - Request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).

34. **ABEYANCE - VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC.** - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO-STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

35. **ABEYANCE - VAR-19609 - VARIANCE RELATED TO ZON-18923 AND VAR-18924 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC.** - Request for a Variance TO ALLOW A 50-FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO-STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).

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36. **ABEYANCE - SDR-18925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18923, VAR-18924 AND VAR-19609 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC.** - Request for a Site Development Plan Review FOR A TWO-STORY, 3,218 SQUARE FOOT PROFESSIONAL OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FOUR FEET ON THE NORTH AND ZERO FEET ON SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 3 (Reese).
37. **ABEYANCE - VAR-20816 - VARIANCE RELATED TO VAR-21609 - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST** - Request for a Variance TO ALLOW A THREE-STORY, 50-FOOT TALL BUILDING WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).
38. **VAR-21609 - VARIANCE - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 82 FEET THREE INCHES WHERE 153 FEET IS THE MINIMUM SETBACK REQUIRED at 600 South Tonopah Drive (APN: 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).
39. **ABEYANCE - SDR-20812 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21609 AND VAR-20816 - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST** - Request for a Site Development Plan Review FOR A 15,000 SQUARE FOOT MEDICAL OFFICE AND A WAIVER TO ALLOW A FIVE FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).

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40. **VAR-21632 - VARIANCE - PUBIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY** - Request for a Variance TO ALLOW AN EXISTING COMMERCIAL BUILDING TO BE 10 FEET FROM THE REAR PROPERTY LINE WHERE A 20-FOOT SETBACK IS THE MINIMUM REQUIRED on 2.69 acres at 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

41. **VAR-21724 - VARIANCE RELATED TO VAR-21632 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY** - Request for a Variance TO ALLOW A PERIMETER WALL TO BE 15 FEET HIGH WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.16 acres at 7175 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

42. **ABEYANCE - SDR-20282 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21632 AND VAR-21724 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY** - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED ALONG THE EAST AND WEST PROPERTY LINES on 2.16 acres at 7175 and 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

43. **ABEYANCE - VAC-20284 - VACATION RELATED TO VAR-21632, VAR-21274 AND SDR-20282 - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: RMH TRUST** - Petition to vacate a patent reservation generally located north of the Holmby Avenue alignment commencing at the centerline of the Holmby Avenue and Belcastro Street alignments, Ward 1 (Tarkanian).

44. **ABEYANCE - VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC.** - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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45. **ABEYANCE - ROR-19473 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RED ROCK PLAZA, LLC** - Required Two Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-515-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
46. **ZON-20636 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), Ward 3 (Reese).
47. **VAR-20635 - VARIANCE RELATED TO ZON-20636 - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC** - Request for a Variance TO ALLOW THREE PARKING SPACES WHERE NINE PARKING SPACES ARE REQUIRED on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
48. **VAR-21635 - VARIANCE RELATED TO VAR-20635 AND ZON-20636 - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC** - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 60 FEET WHERE 100 FEET IS REQUIRED on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
49. **SDR-20634 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20636 AND VAR-20635 - PUBLIC HEARING - APPLICANT/OWNER: PAMOJA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,465 SQUARE FOOT COMMERCIAL BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH, SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.12 acres at 141 North Bruce Street (APN 139-35-312-060), R-1 (Single-Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

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50. **ZON-21234 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ASHTON-BOYD FAMILY TRUST, ET AL** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), Ward 5 (Williams).
51. **VAR-21238 - VARIANCE RELATED TO ZON-21234 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL** - Request for a Variance TO ALLOW 220 PARKING SPACES WHERE 253 IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).
52. **VAR-21239 - VARIANCE RELATED TO ZON-21234 AND VAR-21238 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST** - Request for a Variance TO ALLOW A BUILDING HEIGHT OF 62 FEET AND SIX STORIES WHERE 55 FEET AND 5 STORIES IS THE MAXIMUM ALLOWED, A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED AND A ZERO FOOT CORNER SIDE SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 300-UNIT APARMENT BUILDING on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).
53. **VAC-21240 - VACATION - PUBLIC HEARING - APPLICANT: SDA, INC. - OWNER: ASHTON-BOYD FAMILY TRUST, ET AL** - Petition to Vacate a 20-foot wide section of public right-of-way generally located north of Bridger Avenue, between Ninth Street and Tenth Street, Ward 5 (Williams).

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54. **SDR-21236 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21234, VAR-21238, VAR-21239 AND VAC-21240 - PUBLIC HEARING - APPLICANT/OWNER: ASHTON BOYD FAMILY TRUST, ET AL** - Request for a Site Development Plan Review for a PROPOSED 300-UNIT, 62-FOOT HIGH, SIX-STORY APARTMENT BUILDING WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 162 FEET IS REQUIRED AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams).
55. **VAR-20944 - VARIANCE - PUBLIC HEARING - APPLICANT: ROBERT C. MORGAN - OWNER: STEPHEN BRUCE PARKER FAMILY TRUST** - Request for a Variance TO ALLOW A 20 FOOT REAR SETBACK WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED, TO ALLOW AN OPEN PORTE COCHERE TO BE 10 FEET FROM THE EDGE OF A PRIVATE STREET CUL-DE-SAC WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED AND TO ALLOW A CLASS II ACCESSORY STRUCTURE TO BE 2356.5 SQUARE FEET WHERE 1842.5 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.60 acres at 4071 North Tomsik Street (APN 138-04-404-036), R-E (Residence Estates) Zone, Ward 4 (Brown).
56. **VAR-21185 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STRATA VEGAS, LLC** - Request for a Variance TO ALLOW A 10-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 6,300 SQUARE FOOT PAD IN AN EXISTING COMMERCIAL DEVELOPMENT on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
57. **SDR-21148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21185 - PUBLIC HEARING - APPLICANT/OWNER: STRATA VEGAS, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (Z-6-66) FOR A PROPOSED 6,300 SQUARE FOOT PAD IN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 4.46 acres approximately 170 feet west of the northwest corner of Bonanza Road and Eastern Avenue (APN 139-26-801-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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58. **SUP-21008 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW AN AUTO TITLE LOAN ESTABLISHMENT TO BE 1,250 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED at 8670 West Cheyenne Avenue (APN 138-08-801-019), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
59. **SDR-21091 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 492-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive (APNs 126-13-515-001 through 116, 126-13-511-001 through 009, and 126-13-510-005), PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
60. **SDR-21199 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JESUS IS LORD FELLOWSHIP** - Request for a Site Development Plan Review FOR A 8,900 SQUARE FOOT CHURCH/HOUSE OF WORSHIP AND WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG UNDEVELOPED SEGMENTS OF THE NORTH, WEST, AND SOUTH PROPERTY LINES on 2.44 acres at 37 Marion Drive (APN 140-32-401-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
61. **SDR-21245 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY** - Request for a Site Development Plan Review FOR A PROPOSED 67 SPACE PARKING LOT on 0.74 acres at 225 East Bridger Avenue (APN 139-34-210-061), C-2 (General Commercial) Zone, Ward 3 (Reese).
62. **SDR-21461 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC.** - Request for an amendment to an approved Site Development Plan Review (SDR-6197) FOR A 35,045 SQUARE-FOOT BUILDING ADDITION AND WAIVERS OF THE PARKING LOT LANDSCAPE FINGERS on 6.06 acres at 620 Shadow Lane (APN 139-33-303-024), PD (Planned Development) Zone, Ward 5 (Williams).

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DIRECTOR'S BUSINESS:

63. TXT-21140 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16, "Non-conforming Uses and Structures," to revise the standards for the discontinuation of a non-conforming use when a structure is destroyed by fire, flood, wind, another calamity, or an act of God, and Title 19.18, "Applications and Procedures," to add an Act of God provision to the Termination requirements of a Special Use Permit.
64. TXT-21529 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain Master Plan to allow Pet Stores as a permitted use in the Neighborhood Commercial District.

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, 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.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. 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.