

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

September 22, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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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 Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Byron Goynes, Vice-Chairperson
Steven Evans
Leo Davenport
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. City of Las Vegas Council Chambers 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 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **August 25, 2005** Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE 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 them, 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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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

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-6478 - TENTATIVE MAP - RANCHO DEL SOL - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Tentative Map FOR A 20-LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
2. TMP-8595 - TENTATIVE MAP - BAVARIA ESTATES - APPLICANT: D. R. HORTON, INC. - OWNER: RANCHO DRIVE, LLC - Request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 28.5 acres adjacent to the southwest corner of Torrey Pines Drive and Washburn Road (a portion of APN 125-35-301-014), R-E (Residence Estates) Zone under a Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Ross).
3. TMP-8628 - TENTATIVE MAP - TROPICAL AND JONES - APPLICANT: TANEY ENGINEERING - OWNER: LEECH WEST LLC - Request for a Tentative Map FOR A 50-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue (APN 125-26-707-002, 005, 125-26-704-001, 002, and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre), R-E (Residence Estates) Zone under a Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 6 (Ross).

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4. **TMP-8646 - TENTATIVE MAP - MONTE CRISTO/O'BANNON - APPLICANT/OWNER: PLASIM HOMES LLC** - Request for a Tentative Map FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the west side of Monte Cristo Way, between El Parque Avenue and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre) Zone, Ward 1 (Tarkanian).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. **VAC-8641 - VACATION - PUBLIC HEARING - APPLICANT: BONAR DEVELOPMENT - OWNER: BEASTAR, LLC.** - Petition to Vacate the south half of Horse Drive between Coke Street and Conough Lane, and the east half of Conough Lane from Horse Drive to approximately 375 feet north of Teasha Avenue, Ward 6 (Ross).
6. **VAC-8650 – VACATION - PUBLIC HEARING - APPLICANT/OWNER: SHIRON DEVELOPMENT, LLC.** - Petition to Vacate Pioneer Way between Darling Road and Centennial Parkway, generally located adjacent to the north side of Centennial Parkway, approximately 715 feet east of John Herbert Boulevard, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

7. **ABEYANCE - TXT-5037 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.100 (OFF-PREMISE SIGNS) and Title 19.14.060.F.5 [Permitted Signs in the C-1 (Limited Commercial), C-2 (General Commercial), C-M (Commercial/Industrial), and M (Industrial) Zoning Districts] relating to standards for Off-Premise Signs and the distance separation between Off-premise and On-premise Signs.

9/15/2005 4:56:42 PM

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8. **ZON-8760 - REZONING - PUBLIC HEARING APPLICANT/OWNER: GRAND TETON RESIDENTIAL, LLC** - Request for Rezoning FROM: U (UNDEVELOPED) [MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) GENERAL PLAN DESIGNATION] under Resolution of Intent to R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE), on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-015), Ward 6 (Ross).

9. **ABEYANCE - RENOTIFICATION - SDR-8065 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-8760 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON RESIDENTIAL, LLC** - Request for a Site Development Plan Review FOR AN 85-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane (APN 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] under Resolution of Intent to R-PD12 (Residential Planned Development - 12 units per acre) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 units per acre) Zone], Ward 6 (Ross).

10. **ABEYANCE - RENOTIFICATION - WVR-8345 - WAIVER - PUBLIC HEARING - APPLICANT: ORCHARD RIDGE, LLC - OWNER: FMJ DEVELOPMENT, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone, Ward 6 (Ross).

11. **VAR-9087 - VARIANCE RELATED TO WVR-8345 - PUBLIC HEARING - APPLICANT: JULIET PROPERTIES - OWNER: FMJ DEVELOPMENT, LLC** - Request for Variance FROM THE CLIFFS EDGE MASTER PLAN DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A 10 FOOT SETBACK WHERE 20 FEET IS REQUIRED FOR THE PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PROPERTY LINE AND TO ALLOW A 12 FOOT MINIMUM BUILDING SEPARATION FROM NON-BALCONY TO NON-BALCONY WHERE 15 FEET IS REQUIRED FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 11.34 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PCD (Planned Community Development) Zone, Ward 6 (Ross).

12. **SDR-9085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-8345 AND VAR-9087 - PUBLIC HEARING - APPLICANT: JULIET PROPERTIES - OWNER: FMJ DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 141 UNIT CONDOMINIUM DEVELOPMENT on 11.34 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PCD (Planned Community Development) Zone, Ward 6 (Ross).

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13. **ABEYANCE - VAR-7655 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Variance TO ALLOW 909 PARKING SPACES WHERE 1,312 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

14. **ABEYANCE - SUP-7660 - SPECIAL USE PERMIT RELATED TO VAR-7655 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

15. **ABEYANCE - SUP-7661 - SPECIAL USE PERMIT RELATED TO VAR-7655 AND SUP-7660 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

16. **ABEYANCE - SUP-7662 - SPECIAL USE PERMIT RELATED TO VAR-7655, SUP-7660, AND SUP-7661 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

17. **ABEYANCE - VAR-8812 - VARIANCE - PUBLIC HEARING - APPLICANT: JESS F. PEREZ - OWNER: JOHN ARELLANO** - Request for a Variance TO ALLOW SIX PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED ADDITION OF A THREE-UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.16 acres at 2118 Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

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18. **ABEYABCE - SDR-7452 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8812 - PUBLIC HEARING - APPLICANT: JESS F PEREZ, AIA - OWNER: JOHN ARELLANO** - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A THREE UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.16 acres at 2118 East Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

19. **ABEYANCE - MSP-8319 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC** - Request for a Master Sign Plan FOR A PROPOSED COMMERCIAL DEVELOPMENT at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

20. **MOD-8637 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Major Modification to the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: MFM (MULTI-FAMILY MEDIUM RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL); on 30.0 acres adjacent to the southwest corner of Alexander Road the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (UNDEVELOPED) ZONE [MFM (MULTI-FAMILY MEDIUM - LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [ML (MEDIUM-LOW DENSITY RESIDENTIAL) LONE MOUNTAIN WEST SPECIAL LAND USE DESIGNATION)] TO AMEND SECTION 2.3.4 TO ALLOW 3-STORY DWELLINGS WHERE 2 STORIES IS THE MAXIMUM ALLOWED; AND TO AMEND TABLES 2, 3, AND 4 TO REFLECT THE PROPSOED CHANGES IN LAND USE DESIGNATIONS, Ward 4 (Brown).

21. **WVR-8638 - WAIVER RELATED TO MOD-8637 AND VAR-8636 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW 770-FOOT AND 180-FOOT LENGTH PRIVATE DRIVES WHERE 150 FEET IS THE MAXIMUM LENGTH ALLOWED FOR A PROPOSED 371-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

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22. **VAR-8636 - VARIANCE RELATED TO MOD-8637 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Variance TO ALLOW 95,028 SQUARE FEET OF OPEN SPACE WHERE 122,430 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation] , Ward 4 (Brown).
23. **VAR-8962 - VARIANCE RELATED TO MOD-8637, WVR-8638 AND VAR-8636 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES ADVERTISING - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Variance TO ALLOW 557 PARKING SPACES WHERE 742 PARKING SPACES ARE REQUIRED FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.00 acres adjacent to the south of Alexander Road and east of the 215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium) - Lone Mountain West Special Land Use Designation]] under Resolution of Intent to PD (Planned Development) Zone [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] , Ward 4 (Brown).
24. **SDR-8635 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-8637, VAR-8636, VAR-8962 AND WVR-8638 - PUBLIC HEARING - APPLICANT: ASTORIA HOMES - OWNER: ASTORIA ALEXANDER, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 371-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APN 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [MFM (Multi-Family Medium Density Residential) - Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation]] [PROPOSED: ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).
25. **ZON-8432 - REZONING - PUBLIC HEARING - APPLICANT: RICHARD MORENO - OWNER: ARIK RAITER** - Request for a Rezoning FROM: N-S (NEIGHBORHOOD SERVICE) TO: C-1 (LIMITED COMMERCIAL) on 2.38 acres adjacent to the southwest corner of Sandhill Road and Owens Avenue (APN 140-30-102-006), Ward 3 (Reese).

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26. SUP-8433 - SPECIAL USE PERMIT RELATED TO ZON-8432 - PUBLIC HEARING - APPLICANT: RICHARD MORENO - OWNER: ARIK RAITER - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT(ON-SALE/OFF-SALE/ON-OFF-SALE) WITHIN AN EXISTING MARKET adjacent to the southwest corner of north Sandhill Road and Owens Avenue (APN 140-30-102-006), N-S (Neighborhood Service) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

27. WVR-8584 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RITTER CHARITABLE TRUST - Request for a Waiver of Title 18.12.160 TO ALLOW A 10 FOOT INTERSECTION OFFSET WHERE 220 FEET IS THE MINIMUM INTERSECTION OFFSET DISTANCE REQUIRED on 5.1 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

28. SDR-8581 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-8584 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RITTER CHARITABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 43-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN WEST MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 5.1 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

29. VAR-8651 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDINGS, LLC. - Request for a Variance TO ALLOW NO STEP BACK WHERE A 1:1 STEP BACK RATIO IS REQUIRED ABOVE 35 FEET on 2.87 acres adjacent to the northeast corner of Bonanza Road and Main Street (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008 and 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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30. **SUP-8814 - SPECIAL USE PERMIT RELATED TO VAR-8651 – PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDINGS, LLC.** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
31. **SDR-8649 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8651 AND SUP-8814 - PUBLIC HEARING - APPLICANT/OWNER: A. O. BONANZA HOLDING, LLC.** - Request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT WITH 296 RESIDENTIAL UNITS AND 34,700 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS IN BUILDING PLACEMENT; STREET AND FOUNDATION LANDSCAPE STANDARDS; FRONT, CORNER SIDE, AND REAR YARD SETBACK REQUIREMENTS; AND TO ALLOW A 241-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 249-FEET FROM RESIDENTIAL PROPERTY IS REQUIRED on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
32. **VAR-8631 - VARIANCE - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: RICHARD EHRLICH, ET AL** - Request for a Variance TO ALLOW 61,000 SQUARE FEET OF OPEN SPACE WHERE 115,724 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 161-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017 through 033 and 140-03-503-001 and 002), R-PD9 (Residential Planned Development - 9 units per acre) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).
33. **SDR-8630 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8631 - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: RICHARD EHRLICH, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 161-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017 through 033 and 140-30-503-001 and 002), R-PD9 (Residential Planned Development - 9 units per acre) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).

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34. **VAR-8652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS E. CORN** - Request for a Variance TO ALLOW A FIVE-FOOT SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.11 acres adjacent to the southwest corner of Bruce Street and Marlin Avenue (APN 139-35-213-003), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
35. **VAR-8496 - VARIANCE - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.** - Request for a Variance TO ALLOW AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WITH LESS THAN 75% NEON OR ANIMATED ILLUMINATION TO BE LOCATED WITHIN THE LAS VEGAS BOULEVARD SCENIC BYWAY OVERLAY DISTRICT adjacent to the northwest corner of Charleston Boulevard and Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).
36. **SUP-8578 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STANHI LLC - OWNER: CHERRY HOLDINGS, INC., ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the southwest corner of Gass Avenue and Third Street (APN 139-34-410-072 through 076), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under a Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
37. **SUP-8579 - SPECIAL USE PERMIT RELATED TO SUP-8578 - PUBLIC HEARING - APPLICANT: STANHI LLC - OWNER: CHERRY HOLDINGS, INC. ET AL** - Request for a Special Use Permit FOR A PROPOSED 760-FOOT TALL BUILDING WHERE 200 FEET IS THE MAXIMUM BUILDING HEIGHT ALLOWED IN THE AIRPORT OVERLAY DISTRICT adjacent to the southwest corner of Gass Avenue and Third Street (APN 139-34-410-072 through 076), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under a Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
38. **SDR-8577 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-8578 AND SUP-8579 - PUBLIC HEARING - APPLICANT: STANHI LLC - OWNER: CHERRY HOLDINGS, INC.** - Request for a Site Development Plan Review FOR A 65-STORY MIXED-USE DEVELOPMENT CONSISTING OF 22,000 SQUARE FEET OF COMMERCIAL SPACE AND 425 RESIDENTIAL UNITS; AND A WAIVER OF THE CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT on 0.80 acres adjacent to the southwest corner of Gass Avenue and Third Street (APN 139-34-410-072 through 076), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under a Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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39. **SUP-8647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC** - Request for a Special Use Permit FOR A PROPOSED 140-FOOT HIGH MIXED-USE DEVELOPMENT WITH 34 RESIDENTIAL UNITS AND 9,840 SQUARE-FEET OF COMMERCIAL SPACE on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
40. **SDR-8653 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-8647 - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 83,940 SQUARE-FOOT MIXED-USE DEVELOPMENT IN A 140-FOOT TALL BUILDING; AND FOR WAIVERS OF DOWNTOWN CENTENNIAL STREETScape AND PERIMETER LANDSCAPING REQUIREMENTS on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
41. **SUP-8672 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE - OWNER: LV FLATIRON, LLC** - Request for a Special Use Permit TO ALLOW A BUILDING HEIGHT OF 582.5 FEET IN THE AIRPORT OVERLAY DISTRICT WHERE 200 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northwest corner of Las Vegas Boulevard and Fourth Street (APN 162-03-201-001, 002; and 162-03-101-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
42. **SUP-8673 - SPECIAL USE PERMIT RELATED TO SUP-8672 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE - OWNER: LV FLATIRON, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northwest corner of Las Vegas Boulevard and Fourth Street (APN 162-03-201-001, 002; and 162-03-101-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
43. **SDR-8634 - SITE DEVELOPMENT PLAN RELATED TO SUP-8672 AND SUP-8673 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE - OWNER: LV FLATIRON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 50-STORY MIXED-USE DEVELOPMENT CONSISTING OF 5,890 SQUARE FEET OF RETAIL SPACE, 4,765 SQUARE FEET OF RESTAURANT SPACE, AND 320 RESIDENTIAL CONDOMINIUM UNITS; AND WAIVERS OF THE SIDEWALK AND AMENITY STANDARDS AND THE BUILDING STEPBACK REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 1.12 acres adjacent to the northwest corner of Las Vegas Boulevard and Fourth Street (APN 162-03-201-001, 002; and 162-03-101-001), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

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44. **ROR-8821 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH A. SIMKINS AND DONLEE SIMKINS** - Required One-Year Review of an approved Special Use Permit (U-0171-89), WHICH ALLOWED A 40 FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).
45. **SUP-8526 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH BACK TITLE LOANS - OWNER: J. D. CHARLESTON, LP** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (AUTO TITLE LOAN) AND WAIVERS OF THE 200-FOOT SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE AND THE 1,500 SQUARE-FOOT MINIMUM FLOOR SPACE REQUIREMENT adjacent to the southwest corner of Charleston Boulevard and Martin L King Boulevard (APN 162-04-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
46. **SUP-8639 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: WESTCOR 1031 EXCHANGE 03-05-0007, LLC** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER adjacent to the east side of Shadow Lane, approximately 70 feet north of Bearden Drive (APN 139-33-402-001), PD (Planned Development) Zone [MD-1 (Medical Support) - Medical District Plan Land Use Designation] Zone, Ward 5 (Weekly).
47. **SUP-8697 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BISON BUILDING MATERIALS NEVADA, LLC - OWNER: FRED KAVLI** - Request for a Special Use Permit FOR A PROPOSED BUILDING AND LANDSCAPE MATERIAL/ LUMBER YARD IN AN EXISTING BUILDING at 4500 North Tenaya Way (APN 138-03-601-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
48. **MSH-8656 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO UPDATE STREET RIGHT-OF WAY CLASSIFICATIONS for the streets generally described as follows: Bearden Drive, between Shadow Lane and Martin L. King Boulevard; Bonneville Avenue and Clark Avenue, between Martin L. King Boulevard and Sixteenth Street; Casino Center Boulevard and Third Street, between Coolidge Avenue and Las Vegas Boulevard; "D" Street/ "F" Street/City Parkway Connector, between McWilliams Avenue and Grand Central Parkway; Grand Central Parkway and Western Avenue, between City Parkway and Sahara Avenue; and Shadow Lane, between Alta Drive and Charleston Boulevard, Wards 1 (Tarkanian), Ward 3 (Reese), and Ward 5 (Weekly).

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49. MSP-8642 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: SITE FOUR, LLC - Request for a Master Sign Plan TO AMEND AN APPROVED MASTER SIGN PLAN (MSP-0002-02) on a portion of 8.65 acres adjacent to the northwest corner of Cliff Shadows Parkway and the I-215 Beltway (APN 137-12-410-001, 004, and 005), U (Undeveloped) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).
50. VAC-8589 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORATION - Petition to Vacate a portion of First Street, from Fremont Street to approximately 150 feet north of Carson Avenue, Ward 1 (Tarkanian).
51. SDR-8583 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Major Amendment to an approved Site Development Plan Review FOR A SEVEN-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 325 RESIDENTIAL UNITS AND 23,695 SQUARE FEET OF OFFICE SPACE AND A WAIVER TO PERMIT A SIDE YARD SETBACK OF ZERO FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 7.78 acres adjacent to the north side of Sahara Boulevard, between Spanish Oaks Drive and Richfield Boulevard (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
52. SDR-8585 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: LAND INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 27-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT; AND A WAIVER OF SECTION 3.5.3 OF THE LONE MOUNTAIN MASTER DEVELOPMENT PLAN TO ALLOW A 3.5 FOOT SETBACK WHERE A SETBACK OF LESS THAN TWO FEET OR MORE THAN TEN FEET IS REQUIRED on 5.3 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [M (Medium Density Residential) Lone Mountain Special Land Use Designation] under Resolution of Intent to PD (Planned Development) Zone [M (Medium Density Residential) Lone Mountain Special Land Use Designation], Ward 4 (Brown).
53. SDR-8692 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: La POUR PARTNERS, INC. - OWNER La POUR GRAND CENTRAL, LLC - Request for a Major Amendment to an approved Site Development Plan Review (SDR-3199) FOR AN EXISTING 43,167 SQUARE-FOOT COMMERCIAL BUILDING on 2.25 acres at 231 and 241 West Charleston Boulevard (APN 162-04-504-011), M (Industrial) Zone, Ward 1 (Tarkanian).

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NON-PUBLIC HEARING ITEMS:

54. ROC-8731 - REVIEW OF CONDITION – NON-PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: JOEL ARMSTRONG 50 AND FREDY SIDHOM 50 - Request for a Review of Condition Number 8 of an approved Tentative Map (TMP-6286) TO NOT EXTEND THE MEDIAN IN LAMB BOULEVARD FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.58 acres adjacent to the southeast corner of Lamb Boulevard and Bingham Avenue (APNs 140-29-401-005 and 006), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 units per acre) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS ITEMS:

55. DIR-9036 – DIRECTORS BUSINESS - EDGEWOOD PARCEL MAP (PMP-8290) – APPLICANT: JPL ENGINEERING - OWNER: DAN PIPER - Request to appeal the Director's Decision of a DENIED PARCEL MAP (PMP-8290) at 2111 Edgewood Avenue (APN 162-04-102-005), Ward 1 (Tarkanian).

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.