

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

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

Councilman Ricki Y. Barlow, Ward 5

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 **June 14, 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.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 2

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.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

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. ABEYANCE - TMP-20197 - TENTATIVE MAP - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANCRATZ - OWNER: GREAT WASH PARK, LLC - Request for a Tentative Map FOR A 324-UNIT MIXED-USE DEVELOPMENT on 28.62 acres at 302 South Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR 340-UNITS.
2. TMP-21996 - TENTATIVE MAP - NEON HEIGHTS - APPLICANT: JUSTIN MARTINEZ - OWNER: DAN AND STEPHANY MARTINEZ - Request for Tentative Map FOR A MIXED-USE SUBDIVISION CONSISTING OF 395 RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL LOT on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).
3. TMP-22257 - TENTATIVE MAP - CHARLESTON BUSINESS PARK - APPLICANT/OWNER: MIRRCH INVESTMENTS, LLC - Request for Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.74 acres at 6901, 6905, and 6909 West Charleston Boulevard (APN 163-03-501-040), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
4. ANX-22188 - ANNEXATION - APPLICANT/OWNER: BRENT BULLOCH - Petition to Annex property generally located at 4955 Roberta Avenue, approximately 275 feet west of Decatur Boulevard (APNs 138-13-801-009 and 010), containing approximately 1.56 acres, Ward 5 (Barlow).
5. ANX-22192 - ANNEXATION - APPLICANT/OWNER: TANAHAN ZAREH AND TOOMIANS VEGEN - Petition to Annex property generally located on the south side of Alexander Road, approximately 160 feet east of Buffalo Drive containing approximately 0.48 acres (APN 138-101-01-002), Ward 4 (Brown).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

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.

6. **RQR-22270 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RHDH PROPERTIES, LLC** - Required Two Year Review of an approved Special Use Permit (U-0314-94), WHICH ALLOWED A 40-FOOT TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1600 North Rancho Drive (APN: 139-20-411-005), C-2 (General Commercial) Zone, Ward 5 (Barlow).

7. **RQR-22271 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: 7-ELEVEN, INC** - Required Two Year Review of an approved Special Use Permit (U-0315-94), WHICH ALLOWED A 40 FOOT-TALL 14-FOOT x 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 6070 West Sahara Avenue (APN: 163-01-401-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

8. **SUP-22101 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSA STRATEGIC ASSETS, LLC - OWNER: VIRGIN TERRITORY** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 6010 West Craig Road, Suite 140 (APN 138-02-611-006), R-E (Residence Estates) Zone [SC (Service Commercial) General Plan Designation] Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross).

9. **SUP-22261 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GUADALUPE & JUANA VIZCARRA** - Request for a Special Use Permit FOR A 1,186 SQUARE FOOT CLASS I (HABITABLE) ACCESSORY STRUCTURE on 0.75 acres located at 5059 East Monroe Avenue (APN 140-29-612-011), R-E (Residence Estates) Zone, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

10. **SDR-22258 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY DEVELOPMENT - OWNER: MARGEL, LLC** - Request for a Site Development Plan Review FOR A FIVE STORY 134,977 SQUARE FOOT OFFICE BUILDING on 5.43 acres located on the west side of Lake Sahara Drive, approximately 460 feet south of Sahara Avenue (APN 163-08-513-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

11. **VAC-22142 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: EXBER, INC.** - Petition to vacate a 20-foot wide public sewer easement at 112 and 116 Las Vegas Boulevard North and 520 Fremont Street, Ward 5 (Barlow).

PUBLIC HEARING ITEMS:

12. **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).
13. **ABEYANCE - Tabled - RENOTIFICATION - ZON-17304 - REZONING - PUBLIC HEARING - APPLICANT: DAVID PAWL - OWNER: VP PROPERTIES, LLC, ET AL** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), Ward 5 (Williams).
14. **VAR-22389 - VARIANCE RELATED TO ZON-17304 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL** - Request for a Variance TO ALLOW A 15-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 54 FEET IS REQUIRED FOR AN EXISTING TWO-STORY ACCESSORY STRUCTURE on 0.58 acres at 715 Clarkway Drive (APN 139-28-301-020), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Barlow).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

15. ABEYANCE - TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 AND VAR-22389 - PUBLIC HEARING - APPLICANT/OWNER: V.P. PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS TO ALLOW A PERIMETER LANDSCAPE BUFFER TEN FEET IN WIDTH WHERE 15 FEET IS THE MINIMUM REQUIRED ADJACENT TO THE RIGHT-OF-WAY AND TO ALLOW A PERIMETER LANDSCAPE BUFFER ZERO FEET IN WIDTH WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG A PORTION OF THE INTERIOR AND TO ALLOW NO SCREEN WALL WHERE AN EIGHT-FOOT SCREEN WALL IS THE MINIMUM REQUIRED FOR A PORTION OF THE EASTERN SIDE PROPERTY LINE on 2.67 acres at 2020 through 2022 West Bonanza Road and 715 Clarkway Drive (APNs 139-28-301-020 and 029), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Williams).

16. ABEYANCE - ZON-21702 - REZONING - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Ross).

17. ABEYANCE - VAR-21703 - VARIANCE RELATED TO ZON-21702 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 603 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 201-FOOT HIGH BUILDING on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

18. ABEYANCE - SUP-21704 - SPECIAL USE PERMIT RELATED TO ZON-21702 AND VAR-21703 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP - Request for a Special Use Permit FOR HIGH DENSITY (25+ DWELLING UNITS PER ACRE) - SINGLE USE on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APN 125-20-301-020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

19. **ABEYANCE - SDR-21700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21702, VAR-21703 AND SUP-21704 - PUBLIC HEARING - APPLICANT: TERRA WEST DEVELOPMENT - OWNER: EL CAPITAN PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED MAXIMUM 12-STORY MIXED-USE DEVELOPMENT TO INCLUDE 444 RESIDENTIAL CONDOMINIUM UNITS, 439,200 SQUARE FEET OF OFFICE SPACE, 41,000 SQUARE FEET OF COMMERCIAL SPACE AND AN 11-STORY PARKING STRUCTURE, WITH WAIVERS TO ALLOW A BUILDING HEIGHT OF 12 STORIES IN THE URBAN ZONE WHERE A MAXIMUM HEIGHT OF SEVEN STORIES IS REQUIRED AND TO ALLOW NO BUILDING STEPBACK WHERE AN EIGHT FOOT STEPBACK ABOVE THREE STORIES IS REQUIRED on 9.29 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

20. **ABEYANCE - ZON-21712 - REZONING - PUBLIC HEARING - APPLICANT/OWNERS: CARDINAL GLOBAL HOLDING CORP AND HR HERITAGE, LLC** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.97 acres on the south side of Owens Avenue, approximately 570 feet west of Nellis Boulevard (APNs 140-29-510-017 and 018), Ward 3 (Reese).

21. **ABEYANCE - SDR-21711 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21712 - PUBLIC HEARING - APPLICANT/OWNERS: CARDINAL GLOBAL HOLDING CORP AND HR HERITAGE LLC** - Request for a Site Development Plan Review FOR A TWO-STORY, 32-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARD FOR AFFORDABLE HOUSING TO ALLOW A 22-FOOT SETBACK WHERE 75 FEET IS THE MINIMUM REQUIRED on 1.97 acres on the south side of Owens Avenue, approximately 570 feet west of Nellis Boulevard (APNs 140-29-510-017 and 018), Ward 3 (Reese).

22. **ABEYANCE - ZON-21991 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.21 acres at 602 Encanto Drive (APN 139-27-812-017), Ward 5 (Williams).

Agenda

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PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

23. **ABEYANCE - RENOTIFICATION - WVR-19668 – WAIVER RELATED TO GPA-20611, ZON-19662, AND ZON-21991 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW ENCANTO DRIVE TO CONTINUE TO END IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).
24. **ABEYANCE - VAR-19665 - VARIANCE RELATED TO GPA-20611, ZON-19662, ZON-21991 AND WVR-19668 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Variance TO ALLOW A TEN FOOT SETBACK FROM A PRIMARY ARTERIAL STREET WHERE 44 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A FRONT YARD SETBACK OF TEN FEET WHERE 20 FEET IS REQUIRED AND A SIDE YARD SETBACK OF 8.5 FEET WHERE 10 FEET IS REQUIRED; TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 66.42 FEET TO THE FOURTH FLOOR WHERE 127.5 FEET IS THE MINIMUM SETBACK REQUIRED ON THE NORTH SIDE OF THE PROPERTY FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Williams).
25. **ABEYANCE - VAR-19666 - VARIANCE RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668 AND VAR-19665 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Variance TO ALLOW 158 PARKING SPACES WHERE 394 IS THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT AND SOCIAL SERVICE PROVIDER on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Williams).
26. **ABEYANCE - RENOTIFICATION - SUP-19661 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, AND VAR-19666 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Special Use Permit FOR A PROPOSED EXPANSION OF A SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams) **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED**

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

27. ABEYANCE - RENOTIFICATION - SUP-20052 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666 AND SUP-19661 - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams). **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED**
28. ABEYANCE - RENOTIFICATION - SUP-20822 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19661 AND SUP-20052 - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: COBLENTZ ALEXANDER & T LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 Las Vegas Boulevard North (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Williams).
29. ABEYANCE - RENOTIFICATION - VAC-19669 - VACATION RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19661, SUP-20052 AND SUP-20822 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Petition to vacate the southern 101 feet of Encanto Drive, commencing approximately 97 feet south of the intersection of Encanto Drive and Wilson Avenue, Ward 5 (Williams).
30. ABEYANCE - RENOTIFICATION - SDR-19659 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19661, SUP-20052, SUP-20822 AND VAC-19669 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams). **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A ONE-FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE A 15-FOOT WIDE BUFFER IS REQUIRED; A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; A THREE FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED; AND A SIX-FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED.**

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

31. **ABEYANCE - VAR-21882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SA DANOSKI FAMILY TRUST** - Request for a Variance TO ALLOW A 2,613 SQUARE FOOT, TWO-STORY CLASS II ACCESSORY STRUCTURE WHERE ONE STORY AND 1,200 SQUARE FEET IS ALLOWED on 0.91 acres at 2950 Pinto Lane (APN 139-32-304-015), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

32. **ABEYANCE - VAR-22083 - VARIANCE RELATED TO VAR-21882 PUBLIC HEARING - APPLICANT/OWNER: SA DANOSKI FAMILY TRUST** - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH FRONT YARD WALL WHERE A FIVE-FOOT HIGH FRONT YARD WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on 0.91 acres at 2950 Pinto Lane (APN 139-32-304-015), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

33. **ABEYANCE - VAR-21657 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KAM CHOY** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED AND A REAR YARD SETBACK OF 27 FEET WHERE 35 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 7,185 SQUARE FOOT SINGLE-FAMILY RESIDENCE on 0.47 acres at 1670 South Tenaya Way (APN 163-03-604-017), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

34. **ABEYANCE - SUP-21620 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY & ALISANDRA VOLZ** - Request for a Special Use Permit TO ALLOW A PROPOSED 55-FOOT HIGH RETRACTABLE AMATEUR RADIO ANTENNA TOWER at 325 Santa Fe Street (APN 138-34-613-028), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

35. **GPA-22501 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: KELLER WILLIAMS REALTY- OWNER: PECCOLE 1982 TRUST** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: PF (PUBLIC FACILITIES) on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way (APN 138-31-210-004 and 009), Ward 2 (Wolfson).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

36. SDR-22502 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-22501 - PUBLIC HEARING - APPLICANT: KELLER WILLIAMS REALTY- OWNER: PECCOLE 1982 TRUST - Request for a Site Development Plan Review FOR A 23,544 SQUARE FOOT PRIVATE SCHOOL, PRIMARY on 4.90 acres adjacent to the northeast corner of Alta Drive and Hualapai Way (APN 138-31-210-004 and 009), C-V (Civic) Zone, Ward 2 (Wolfson).
37. GPA-22268 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VICTORIA LIGOTTI - Request to Amend a portion of the Southwest Sector of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.49 acres at 6965 O'Bannon Drive (APN 163-03-804-001), Ward 1 (Tarkanian).
38. ZON-22673 - REZONING - PUBLIC HEARING - APPLICANT/OWNERS: CARDINAL GLOBAL HOLDING CORP AND HR HERITAGE, LLC - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.97 acres on the south side of Owens Avenue, approximately 570 feet west of Nellis Boulevard (APNs 140-29-510-017 and 018), Ward 3 (Reese).
39. VAR-22675 - VARIANCE RELATED TO ZON-22673 - PUBLIC HEARING - APPLICANT/OWNERS: CARDINAL GLOBAL HOLDING CORP AND HR HERITAGE LLC - Request for a Variance TO ALLOW A 22-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED FOR A PROPOSED TWO-STORY, 32-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.97 acres on the south side of Owens Avenue, approximately 570 feet west of Nellis Boulevard (APNs 140-29-510-017 and 018), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).
40. SDR-22674 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-22673 AND VAR-22675 - PUBLIC HEARING - APPLICANT/OWNERS: CARDINAL GLOBAL HOLDING CORP AND HR HERITAGE LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 32-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.97 acres on the south side of Owens Avenue, approximately 570 feet west of Nellis Boulevard (APNs 140-29-510-017 and 018), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

41. **VAR-21980 - VARIANCE - PUBLIC HEARING - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN** - Request for a Variance TO ALLOW A ZERO SIDE YARD SETBACK ON THE EASTERN PORTION OF THE SITE WHERE A 10 FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED FULL SERVICE CAR WASH on 0.76 acres on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard (APN 162-07-101-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

42. **VAR-21981- VARIANCE RELATED TO VAR-21980 - PUBLIC HEARING - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN** - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 17 PARKING SPACES ARE REQUIRED FOR A PROPOSED FULL SERVICE CAR WASH on 0.76 acres on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard (APN 162-07-101-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

43. **SUP-21979 - SPECIAL USE PERMIT RELATED TO VAR-21980 AND VAR-21981 - PUBLIC HEARING - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN** - Request for a Special Use Permit FOR A PROPOSED FULL SERVICE CAR WASH AND DETAIL on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard (APNs 162-07-101-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

44. **SDR-21982- SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21980, VAR-21981 AND SUP-21979 - PUBLIC HEARING - APPLICANT: WINGATE MARKETING GROUP - OWNER: DAVID WILLDEN** - Request for a Site Development Plan Review FOR A PROPOSED FULL SERVICE CAR WASH WITH WAIVERS TO ALLOW A 4.5 FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A ZERO FOOT BUFFER ALONG A PORTION OF THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.76 acres on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard (APNs 162-07-101-005 and 006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

45. **VAR-22252 - VARIANCE - PUBLIC HEARING - APPLICANT: JIT MANN - OWNER: AMAPOLA ORANGE, LLC** - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 165 ARE REQUIRED FOR A PROPOSED SUPPER CLUB on 3.55 acres located at 2000 South Rainbow Boulevard (APN 163-02-313-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

46. **SUP-22251 - SPECIAL USE PERMIT RELATED TO VAR-22252 - PUBLIC HEARING - APPLICANT: JIT MANN - OWNER: AMAPOLA ORANGE, LLC** - Request for Special Use Permit FOR A PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A 152 FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 2000 South Rainbow Boulevard, Suite 108-110 (APN 163-02-313-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
47. **WVR-21997 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PROPERTIES, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE STREET IN EXCESS OF 150 FEET TO TERMINATE WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 7.19 acres adjacent to the southwest corner of Gilmore Avenue and El Capitan Way (APNs 138-08-202-002, 003 and 004), R-CL (Single Family Residential Compact-Lot) Zone, Ward 4 (Brown).
48. **TMP-22564 - TENTATIVE MAP RELATED TO WVR-21997 - GILMORE GROVE RESIDENTIAL PLANNED DEVELOPMENT – PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PROPERTIES, LLC** - Request for a Tentative Map FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.19 acres adjacent to the southwest corner of El Capitan Way and Gilmore Avenue (APNs 138-08-202-002, 003 and 004), R-CL (Single Family Residential Compact-Lot), Ward 4 (Brown).
49. **WVR-22255 - WAIVER - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW 210 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Ross).
50. **SDR-22253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-22255 - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

Page 14

51. **ROR-22126 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: POOLE-SANFORD LLC** - Request for a Required Three Year Review of an approved Special Use Permit (U-0010-97) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3901 North Rancho Drive (APN: 138-12-110-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

52. **SUP-22102 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OSA STRATEGIC ASSETS, LLC - OWNER: NEVSUR, INC** - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR at 2380 North Buffalo Drive, Suites 112 & 113 (APN 138-22-101-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

53. **SUP-22151 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRICKET COMMUNICATIONS - OWNER: CHEYENNE STORAGE DEPOT, LLC** - Request for a Special Use Permit TO EXTEND AN EXISTING 80 FOOT WIRELESS COMMUNICATION FACILITY TO 100 FEET at 8650 West Cheyenne Avenue (APN 138-08-801-016), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

54. **SDR-22208 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MORAN AND ASSOCIATES - OWNER: JAZA LAND 2, LLC** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape AND PARKING LOT DEVELOPMENT STANDARDS on 0.14 acres at 715 South Casino Center Boulevard (APN 139-34-310-038), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

55. **SDR-22239 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED ONE-STORY 32,750 SQUARE-FOOT OFFICE DEVELOPMENT on 3.21 acres at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 15

56. **SDR-22205 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DON F. AHERN - OWNER: DFA, LLC** - Request for a Site Development Plan Review TO ALLOW FOR 37,200 SQUARE FEET OF LIGHT MANUFACTURING, 40,000 SQUARE FEET OF LIGHT ASSEMBLY AND FABRICATION, 22,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR), AND 13,800 SQUARE FEET OF OFFICE SPACE WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST, WEST, AND SOUTH PROPERTY LINES on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard (APN 139-28-412-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow).
57. **ROC-22207 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: DON F. AHERN - OWNER: DFA, LLC** - Request for a Review of Condition #6 of an approved Rezoning (ZON-13837) WHICH REQUIRED CONSTRUCTION OF ALL HALF-STREET IMPROVEMENTS ON BONANZA ROAD AND CLARKWAY DRIVE ALONG WITH THE REMOVAL OF ALL SUBSTANDARD PUBLIC STREET IMPROVEMENTS AND UNUSED DRIVEWAY CUTS FOR REPLACEMENT WITH NEW IMPROVEMENTS CONSTRUCTED TO CURRENT CITY STANDARDS on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow).
58. **VAR-22723 - VARIANCE RELATED TO ROC-22207 - PUBLIC HEARING - APPLICANT: DON F. AHERN - OWNER: DFA, LLC** - Request for a Variance TO ALLOW A WALL TO CONTAIN NO CONTRASTING MATERIAL WHERE TWENTY PERCENT CONTRASTING MATERIAL IS REQUIRED on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017-026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 16

59. SDR-22206 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-22207 AND VAR-22723 - PUBLIC HEARING - APPLICANT: DON F. AHERN - OWNER: DFA, LLC - Request for a Major Amendment to a Site Development Plan Review (SDR-13833) FOR A COMMERCIAL DEVELOPMENT OF 30,000 SQUARE FEET OF HARDWARE STORE, 30,000 SQUARE FEET OF OFFICE SPACE, 40,000 SQUARE FEET OF COVERED STORAGE AREA, AND 60,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR) WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A 10 FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG SOUTH PROPERTY LINE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017-026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow).

DIRECTOR'S BUSINESS:

60. ABEYANCE - TXT-22067 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19, to include a procedure for review of conditions and to include an additional standard condition to all conditions of approval requiring conditions of approval to be recorded with the County Recorders office.

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.