

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 14, 2007

Council Chambers 400 Stewart Avenue

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NOTE: THESE ARE TEMPORARY
ACTION MINUTES FOR INFORMATION
PURPOSES ONLY ON THE OUTCOME
OF ANY GIVEN ITEM AND WILL BE
REPLACED BY COMPREHENSIVE
FINAL MINUTES WHEN COMPLETED

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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-21498 - TENTATIVE MAP - TONOPAH PLACE - APPLICANT/OWNER: MARISELA CARDONA** - Request for a Tentative Map FOR A PROPOSED EIGHT-LOT RESIDENTIAL SUBDIVISION on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD-5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 5 (Williams). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
2. **TMP-21653 - TENTATIVE MAP - LIBERTY SQUARE AT PROVIDENCE - APPLICANT: FOCUS PROPERTY GROUP - OWNER: FAIRFIELD HUALAPAI, LLC** - Request for a Tentative Map FOR A MIXED USE SUBDIVISION CONSISTING OF 218 RESIDENTIAL CONDOMINIUM UNITS AND ONE COMMERCIAL LOT on 11.85 acres adjacent to the southwest corner of Elkhorn Road and Hualapai Way (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
3. **TMP-21685 - TENTATIVE MAP - STEWART AVENUE LOFTS - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Tentative Map FOR A 56-UNIT SINGLE-FAMILY, ATTACHED RESIDENTIAL SUBDIVISION on 3.98 acres, located on the northeast corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units per Acre) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
4. **ANX-21629 - ANNEXATION - APPLICANT/OWNER: TENAYA AZURE LLC, ET AL** - Petition to Annex property generally located south of Azure Drive, between Tenaya Way and Starlight Drive (APNs 125-27-610-002 through 010; and 125-27-610-020 through 022), containing approximately 6.10 acres, Ward 6 (Ross). – **APPROVED – TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

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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.

5. **ZON-21602 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CRAIG WASSERMAN** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 0.16 acres at 210 West Monroe Avenue (APN 139-27-111-067), Ward 5 (Williams). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

6. **RQR-21496 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: WMC III ASSOCIATES, LLC** - Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVED ONE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on property bounded by U.S. 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 5 (Williams). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**

7. **SUP-21419 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YOONHEE LEE - OWNER: CENTENNIAL CENTRE, L.L.C.** - Request for a Special Use Permit FOR A RESTAURANT WITH BEER/WINE/COOLER ON SALE at 6181 Centennial Center Boulevard (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

8. **SUP-21500 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DRAKE DEVELOPMENTS, LLC - OWNER: TENAYA MB, LLC** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 9350 West Lake Mead Boulevard (APN 138-18-812-004), P-C (Planned Community) Zone, Ward 4 (Brown). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**

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9. **SUP-21645 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOME CONSIGNMENT CENTER - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Special Use Permit TO ALLOW SECONDHAND SALES WITHIN AN EXISTING COMMERCIAL CENTER at 5720 Centennial Center Boulevard, Suite 120 (APN 125-27-411-007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 7/11/2007**

10. **SUP-21656 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: BOAS-LAS VEGAS, LLC** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.72 acres at 4810 West Ann Road (APN 125-25-801-019), C-1 (Limited Commercial) Zone, Ward 6 (Ross). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**

11. **VAC-21648 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Petition to vacate a portion of a 15-foot wide public alley generally located north of Baltimore Avenue and west of Fairfield Avenue, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

12. **SDR-21642 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-21648 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 34,823 SQUARE-FOOT PUBLIC COMMUNITY CENTER on 1.25 acres at 250 West Baltimore Avenue (APN 162-04-813-109), C-V (Civic) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 7/11/2007**

- PUBLIC HEARING ITEMS:**

13. **ABEYANCE - GPA-20466 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown). – **APPROVED – CITY COUNCIL 7/11/2007**

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14. **ABEYANCE - ZON-20470 - REZONING RELATED TO GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

15. **ABEYANCE - VAR-21139 - VARIANCE RELATED TO GPA-20466 AND ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP OF NEVADA, INC.** - Request for a Variance TO ALLOW A PROPOSED CONVALESCENT CARE CENTER TO BE 30 FEET FROM A RESIDENTIAL PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A PROXIMITY SLOPE SETBACK OF 66 FEET FOR A 22-FOOT HIGH BUILDING on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

16. **ABEYANCE - SUP-20471 - SPECIAL USE PERMIT RELATED TO GPA-20466, ZON-20470 AND VAR-21139 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

17. **ABEYANCE - SDR-20468 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20466, ZON-20470, VAR-21139 AND SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

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18. **ABEYANCE - 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). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

19. **ABEYANCE - RENOTIFICATION - 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). NOTE: THE CORRECT PARKING VARIANCE IS TO ALLOW 220 PARKING SPACES WHERE 425 IS THE MINIMUM REQUIRED. – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

20. **ABEYANCE - 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). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

21. **ABEYANCE - 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). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

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22. **ABEYANCE - 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). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
23. **ABEYANCE - VAR-20487 - VARIANCE - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC - OWNER: NEAR AND FAR LLC** - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5-FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
24. **ABEYANCE - VAR-20488 - VARIANCE RELATED TO VAR-20487 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Variance TO ALLOW A LOT COVERAGE OF 60.57 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
25. **ABEYANCE - VAR-21263 - VARIANCE RELATED TO VAR-20487 AND VAR-20488 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Variance TO ALLOW TWO LOADING SPACES WHERE TEN ARE REQUIRED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**

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26. **ABEYANCE - SUP-20486 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488 AND VAR-21263 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**
27. **ABEYANCE - SUP-20740 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488, VAR-21263 AND SUP-20486 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR WITH A WAIVER TO ALLOW A 95-FOOT DISTANCE SEPARATION WHERE 400-FEET IS REQUIRED FROM A SCHOOL at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
28. **ABEYANCE - SDR-20484 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20487, VAR-20488, VAR-21263, SUP-20486 AND SUP-20740 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC** - Request for a Site Development Plan Review FOR A 544-FOOT HIGH, 50-STORY MIXED-USE DEVELOPMENT WITH 93,800 SQUARE FEET OF COMMERCIAL SPACE AND 497 RESIDENTIAL CONDOMINIUM UNITS on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITIONS – CITY COUNCIL 7/11/2007**
29. **ABEYANCE - SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
30. **ABEYANCE - SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

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31. **ABEYANCE - SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). - **APPROVED SUBJECT TO CONDITIONS - CITY COUNCIL 7/11/2007**

32. **ABEYANCE - RENOTIFICATION - SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED. - **APPROVED SUBJECT TO AMENDED CONDITIONS - CITY COUNCIL 7/11/2007**

33. **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). - **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**

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34. **TABLED - RENOTIFICATION - SDR-18676 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17304 - 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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
35. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
36. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
37. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**

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38. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
39. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
40. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**
41. **ZON-21487 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LELAND E. LUTFY** - Request for a Rezoning FROM: R-1 (SINGLE-FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 615 South Seventh Street (APN 139-34-810-014), Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**

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42. **VAR-21181 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
43. **VAR-22090 - VARIANCE - PUBLIC HEARING RELATED TO VAR-21181 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Variance TO ALLOW A NINE FOOT REAR YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
44. **WVR-22088 - WAIVER RELATED TO VAR-21181 AND VAR-22090 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Request for a Waiver to Title 18.12.250 TO ALLOW DRIVEWAY ACCESS FROM THE REAR YARD OF A RESIDENTIAL LOT ONTO A PRIMARY OR SECONDARY THOROUGHFARE on 8.5 acres adjacent to the southwest corner of El Campo Grande Avenue and Mustang Street (APN 125-26-801-012), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
45. **VAR-21647 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR** - Request for a Variance TO ALLOW THE HEIGHT OF AN EXISTING ACCESSORY STRUCTURE (CLASS I) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING on 0.31 acres at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
46. **SUP-21646 - SPECIAL USE PERMIT RELATED TO VAR-21647 - PUBLIC HEARING - APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR** - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**

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47. **VAR-21687 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HILLBILLY ACRES, LLC** - Request for a Variance TO ALLOW A 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 16-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED, AND A RESIDENTIAL ADJACENCY SETBACK OF SIX FEET WHERE 76 FEET IS REQUIRED, on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019,021, 023, 024, 025), Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
48. **SDR-21688 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21687 - PUBLIC HEARING - APPLICANT/OWNER: HILLBILLY ACRES, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-15375) FOR A PROPOSED 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.69 acres adjacent to the west side of Paniflow Street, approximately 100 feet south of Harris Avenue (APNs 139-25-410-019, 021, 023, 024 and 025), R-E (Residence Estates) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
49. **VAR-22086 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC.** - Request for a Variance TO ALLOW A 23-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 87-FOOT SETBACK AND TO ALLOW A 44-FOOT BUILDING HEIGHT WHERE A 35-FOOT BUILDING HEIGHT IS THE MAXIMUM ALLOWED FOR A PROPOSED 84,276 SQUARE FOOT PRIVATE SCHOOL on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian). – **ABEYANCE TO 6/28/2007 PLANNING COMMISSION MEETING**
50. **SDR-18342 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22086 - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 84,276 SQUARE FOOT, 44-FOOT TALL PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES AND ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian). – **ABEYANCE TO 6/28/2007 PLANNING COMMISSION MEETING**
51. **WVR-21710 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GREATER EVERGREEN MISSIONARY BAPTIST CHURCH** - Request for a Waiver of Title 18.12.130 TO ALLOW A PROPOSED PRIVATE STREET TO TERMINATE WITHOUT THE REQUIRED CUL-DE-SAC at 1915 Lexington Street (APN 139-21-704-002), R-1 (Single Family Residential) Zone, Ward 5 (Williams). – **WITHDRAWN WITHOUT PREJUDICE**

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52. **ROC-22071 - REVIEW OF CONDITION RELATED TO WVR-21710 - PUBLIC HEARING - APPLICANT/OWNER: GREATER EVERGREEN MISSIONARY BAPTIST CHURCH** - Review of Public Works Condition #3 of a Parcel Map (PMP-13988) per Title 18.16.010 on 4.01 acres at 1915 Lexington Street (APN 139-21-704-002) R-1 (Single Family Residential) Zone, Ward 5 (Williams). - **WITHDRAWN WITHOUT PREJUDICE**
53. **VAR-21610 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIGNATURE CUSTOM HOMES, LLC** - Request for a Variance to ALLOW A FRONT YARD SETBACK OF 20 FEET WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.25 acres adjacent to the north side of Palomino Lane, approximately 150 feet west of Shetland Road (APN 139-32-703-010), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian). - **ABEYANCE TO 8/9/2007 PLANNING COMMISSION MEETING**
54. **VAR-21611 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIGNATURE CUSTOM HOMES LLC** - Request for a Variance to ALLOW A FRONT YARD SETBACK OF 20 FEET WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.23 acres at 3150 Palomino Lane (APN 139-32-703-009), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian). - **ABEYANCE TO 8/9/2007 PLANNING COMMISSION MEETING**
55. **VAR-21621 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LARRY BUCHANAN** - Request for a Variance TO ALLOW ZERO FOOT SIDE AND REAR YARD SETBACKS FOR AN EXISTING GARAGE (CLASS II ACCESSORY STRUCTURE) WHERE THREE FOOT SETBACKS ARE THE MINIMUM REQUIRED AND TO ALLOW A ZERO FOOT REAR YARD SETBACK FOR AN EXISTING CARPORT (CLASS II ACCESSORY STRUCTURE) WHERE A THREE FOOT SETBACK IS THE MINIMUM REQUIRED AND TO ALLOW THE TOTAL FLOOR AREA OF ALL ACCESSORY STRUCTURES TO BE 202 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT ON THE LOT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR ALL EXISTING ACCESSORY STRUCTURES (CLASS II) on 0.47 acres at 715 Clarkway Drive (APN 139-28-301-021), R-E (Residence Estates) Zone, Ward 5 (Williams). - **DENIED - FINAL ACTION**
56. **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). - **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**

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57. **VAR-21733 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FFPW MEDICAL DEVELOPMENT, LLC** - Request for a VARIANCE TO ALLOW A FIVE FOOT CORNER SIDE YARD SETBACK FROM THE SOUTH PROPERTY LINE WHERE 15 FEET IS THE MINIMUM CORNER SIDE YARD SETBACK REQUIRED FOR A PROPOSED 10,720 SQUARE-FOOT OFFICE BUILDING on 5.0 acres at the northwest corner of Campbell Road and Cheyenne Avenue (APN 138-08-401-032), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) Zone, Ward 4 (Brown). – **APPROVED SUBJECT TO CONDITIONS – FINAL ACTION**
58. **RQR-21567 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP** - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1945) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (Tarkanian). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
59. **RQR-21572 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN OUTDOOR ADVERTISING - OWNER: HIGHLAND INDUSTRIAL PARK PARTNERSHIP** - Request for a Required Two Year Review of an approved Special Use Permit (SUP-1876) that allowed A 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (Tarkanian). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
60. **SUP-21037 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTCARE NEVADA - OWNER: RANCHO ALEXANDER BUSINESS PARK** - Request for a Special Use Permit FOR A PUBLIC OR PRIVATE SCHOOL, SECONDARY on 11.08 acres at 4075 North Rancho Drive (APN 138-02-814-024), C-2 (General Commercial) Zone, Ward 6 (Ross). – **APPROVED SUBJECT TO CONDITIONS – CITY COUNCIL 7/11/2007**
61. **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). – **ABEYANCE TO 7/12/2007 PLANNING COMMISSION MEETING**

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62. **SUP-21649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHARON KEA** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT IN CONJUNCTION WITH AN APPROVED 31,000 SQUARE FOOT HEALTH SPA WITH A WAIVER TO ALLOW NO DISTANCE SEPARATION FROM A PUBLIC PARK AND SCHOOL AND 340 FEET FROM A CHILD CARE FACILITY AND A CHURCH AND WHERE 400 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED, A WAIVER TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 59 FEET AND 70 FEET FROM TWO EXISTING MASSAGE ESTABLISHMENTS WHERE 1,000 FEET IS REQUIRED, AND A WAIVER TO ALLOW A 24 HOUR SPA WHERE THE REQUIRED HOURS OF OPERATION ARE FROM 8:00 AM TO 9:00 PM at 1070 East Sahara Avenue (APN 162-02-801-136), C-1 (Limited Commercial) Zone, Ward 3 (Reese). – **APPROVED SUBJECT TO AMENDED CONDITION – CITY COUNCIL 7/11/2007**
63. **SDR-21693 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ASTORIA CORPORATION - OWNER: ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Major Amendment to a Site Development Plan Review TO ALLOW 295 UNITS OF AN APPROVED 751-UNIT SINGLE-FAMILY DETACHED SUBDIVISION TO BE CONSTRUCTED AS ATTACHED on 66.34 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: Multiple), T-C (Town Center) Zone, [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross). – **WITHDRAWN WITHOUT PREJUDICE**
64. **SDR-21697- SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING – THE ASTORIA CORPORATION** - Request for a Major Amendment to a Site Development Plan Review TO MODIFY 53 UNITS OF SINGLE FAMILY ATTACHED TO AN EXISTING 245 SINGLE FAMILY DETACHED DEVELOPMENT on 41.27 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: Multiple), T-C (Town Center) Zone, [M (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross). – **WITHDRAWN WITHOUT PREJUDICE**
- DIRECTOR'S BUSINESS:**
65. **TXT-21874 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Downtown Centennial Plan to update land use, detailed graphics, clarify verbiage, and revise maps and tables. – **APPROVED SUBJECT TO CONDITIONS – TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**
66. **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. – **ABEYANCE TO 7/12/2007**
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67. **TXT-22069 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19, Section 19.06.020 Subsection D, to modify the C-V District regulations to allow a restaurant service bar use and supper club use by means of a Special Use Permit. – **APPROVED SUBJECT TO CONDITIONS – TO BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**
68. **DIR-21753 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: RONALD D. DILLE AND MARILYN I. DILLE TRUST** - Appeal of Director's decision per Title 19.18.110.H to deny a Home Occupation Permit for a proposed accounting firm at 312 Broxton Lane (APN 138-35-214-005), Ward 1 (Tarkanian). – **DENIED – CITY COUNCIL 7/11/2007**

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.