



CITY OF HENDERSON PLANNING COMMISSION AGENDA

Regular Meeting
Meeting Date: January 12, 2006
Meeting Time: 7:00 p.m.

City Council Chambers
240 Water Street
Henderson, NV 89015

Notice to persons with special needs: Those requiring special assistance or accommodation at the meeting should contact the **Community Development Department by telephoning (702) 267-1500** or TTY telephone 702-267-6358 at least 72 hours in advance of the meeting.

The Chairman reserves the right to hear agenda items out of order. All items are action items unless otherwise noted.

Community Development Department Web Site Address: <http://www.cityofhenderson.com>

- I. **CALL TO ORDER, CONFIRMATION OF POSTING, AND ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ACCEPTANCE OF AGENDA**

Agenda items containing Comprehensive Plan amendments, zoning map and Development Code amendments, vacations, and planned unit developments will be heard at the City Council meeting on February 7, 2006, at 7:00 p.m., in the Henderson City Council Chambers, unless the Planning Commission acts otherwise.

Unless appealed or otherwise indicated by this agenda or the Planning Commission, design reviews, tentative maps, conditional use permits, variances, master sign plans, or combinations thereof, will receive final decision from the Planning Commission at this meeting. Appeals of approvals or denials must be submitted to the Director of Community Development within nine calendar days of notice to the City Clerk. Unless appealed, final decisions will become effective on the tenth calendar day after notice to the City Clerk. If the last day falls on a weekend or a City-observed holiday, the time is extended to the first working day after the weekend/holiday.

Briefings with Commissioners (in groups of three or fewer) may be held at the request of an applicant or any interested individual for any application. The briefings, if requested, will be held at 4:00 p.m. and 5:00 p.m. on the Monday preceding the Planning Commission meeting at which the item will be heard. The deadline for requesting briefings is 5:00 p.m. on Tuesday, the week before Planning Commission.

Any member of the public is welcome to attend any of the briefing sessions. For more information, please contact the Community Development Department at 267-1500.

IV. CONSENT AGENDA

Chairman Shaw will introduce the consent agenda, offering anyone present an opportunity to remove any items for discussion.

1.	MINUTES	REGULAR MEETING – DECEMBER 1, 2005 REGULAR MEETING – DECEMBER 15, 2005	FINAL FINAL
----	---------	---	------------------------------

2.	TMA-05-620070	CONTINUED TENTATIVE MAP JEFFREYS MEDICAL PARK APPLICANT: HEALTHSOUTH CORP.	FINAL
----	---------------	--	--------------

A 5-lot commercial subdivision on 16.7 acres generally located at the southwest corner of St. Rose Parkway and Jeffreys Street, in the Westgate Planning Area.

3.	a) SP-33-97-A1 b) DRA-05-550148	MASTER SIGN PLAN AMENDMENT DESIGN REVIEW SUNSET PLAZA APPLICANT: NEVADA SIGN	FINAL
----	------------------------------------	---	--------------

- a) Amend a previously approved master sign plan to allow one 75-foot-tall tri-sided pylon sign; and
- b) A wireless communications facility; located at 1124 W. Sunset Road, in the Whitney Ranch Planning Area.

4.	SP-37-99-A5	MASTER SIGN PLAN AMENDMENT EASTERN COMMONS APPLICANT: WEINGARTEN NO STAT, INC.	FINAL
----	-------------	--	--------------

Amend a previously approved master sign plan to relocate a pole sign and reduce the setback to 10 feet from back-of-curb, generally located at the northwest corner of Eastern Avenue and Horizon Ridge Parkway, in the Westgate Planning Area.

5.	MSP-05-590015	MASTER SIGN PLAN MAJOR CENTER MARKET APPLICANT: SIGN INNOVATIONS	FINAL
----	---------------	--	--------------

Review of a master sign plan at 716 Center Street, in the Valley View Planning Area.

6.	TMA-05-620084	TENTATIVE MAP WESTRIDGE COURT COMMERCIAL APPLICANT: JAAH CORPORATION	FINAL
----	---------------	--	--------------

A one-lot commercial subdivision on 2.2 acres located at 2821 W. Horizon Ridge Parkway, in the Westgate Planning Area.

7.	TMA-05-620087	TENTATIVE MAP SOMMERSET I APPLICANT: CONCORDIA HOMES	FINAL
----	---------------	--	--------------

A 57-lot (48 single-family/9 common) residential subdivision on 12 acres generally located west of Lisbon Street and south of Venice Avenue, in the Foothills Planning Area.

8.	TMA-05-620089	TENTATIVE MAP MACDONALD HIGHLANDS PLANNING AREA 18A APPLICANT: CHRISTOPHER HOMES	FINAL
----	---------------	---	--------------

A 144-unit condominium complex on 36.9 acres generally located at Stephanie Street and MacDonald Ranch Drive, in the McCullough Hills Planning Area.

9.	ZCO-03-670030-E1	EXTENSION OF TIME ZONE CHANGE/OVERLAY VANTAGE LOFTS AND FLATS APPLICANT: SLADE DEVELOPMENT INC.	2/7/06
----	------------------	--	---------------

Extension of time for a rezoning request from CN-PUD (Neighborhood Commercial with Planned Unit Development Overlay) and RM-16-PUD (Medium-Density Residential with Planned Unit Development Overlay) to RM-16-PUD on 10.2 acres generally located at the southwest corner of Paseo Verde Parkway and Gibson Road, in the McCullough Hills Planning Area.

10.	ZCO-03-670048-E1	EXTENSION OF TIME ZONE CHANGE/OVERLAY ANNET HIGHLANDS APPLICANT: I&A HOMES OF NEVADA LLC	2/7/06
-----	------------------	---	---------------

Extension of time for a rezoning request from RS-2 (Low-Density Residential) to RS-6-PUD (Low-Density Residential with Planned Unit Development Overlay) on 2.2 acres generally located on Annet Street north of Horizon Ridge Parkway, in the Green Valley Ranch Planning Area.

11.	MSP-05-590016	MASTER SIGN PLAN BLACK MOUNTAIN INDUSTRIAL PARK UNIVERSITY OF PHOENIX APPLICANT: ROYAL SIGN CO.	FINAL
-----	---------------	--	--------------

A master sign plan at 7777 Eastgate Road, in the Midway Planning Area.

12.	MSP-05-590017	MASTER SIGN PLAN STORAGE WEST – BOULDER HIGHWAY APPLICANT: LAACO LTD.	FINAL
-----	---------------	---	--------------

A master sign plan at 990 S. Boulder Highway, in the River Mountain Planning Area.

13.	TMA-05-620091	TENTATIVE MAP TUSCANY PARCEL 22 APPLICANT: COMMERCE ASSOCIATES LLC	FINAL
-----	---------------	--	--------------

A 166-lot (165 single-family and 1 common) residential subdivision on 32.6 acres generally located south of Russell Road, north of Galleria Drive, and east of Burkholder Boulevard in the Tuscany master-planned community, in the Calico Ridge Planning Area and Tuscany Redevelopment Area.

14.	VAC-037-05	VACATION APPLICANT: MICHAEL PATE, RAYMOND JOHNSON, AND RICHARD KREINBRING	2/7/06
-----	------------	---	---------------

A petition to vacate a portion of Belfast Street generally located southeast of Lake Mead Parkway, between Geneva Avenue and Havre Avenue, in the Southwest Quarter of Section 4, Township 22 South, Range 63 East, M.D.M., in the Foothills Planning Area.

15.	VAC-038-05	VACATION APPLICANT: PARDEE HOMES OF NEVADA	2/7/06
-----	------------	---	---------------

Petition to vacate Graham Avenue in the Northwest Quarter of Section 36, Township 22 South, Range 61 East, M.D.M., generally located northeast of Seven Hills Drive and Sunridge Heights Parkway, in the Westgate Planning Area.

16.	VAC-039-05	VACATION APPLICANT: CONCORDIA HOMES OF NEVADA	2/7/06
-----	------------	--	---------------

A petition to vacate a portion of Paradise Hills Drive in the Southwest Quarter of Section 31, Township 22 South, Range 63 East, M.D.M., generally located southwest of Horizon Ridge Parkway and Paradise Hills Drive, in the Paradise Hills Planning Area.

17.	VAC-040-05	VACATION APPLICANT: PARDEE HOMES OF NEVADA	2/7/06
-----	------------	---	---------------

A petition to vacate a public utility easement in Palisades View Drive and Buckhorn Street and a portion of Buckhorn Street right-of-way in the Southwest Quarter of Section 23, Township 22 South, Range 62 East, M.D.M., generally located southeast of Horizon Ridge Parkway and Gibson Road, in the McCullough Hills Planning Area.

V. UNFINISHED BUSINESS

18.	a) ZCO-05-670052 b) TMA-05-620080	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY TENTATIVE MAP CORONADO CENTER 10 APPLICANT: RICHMOND AMERICAN HOMES	2/7/06 FINAL
-----	--------------------------------------	--	-------------------------------

- a) Rezone from CO (Office Commercial) to RM-8-E-PUD (Medium-Density Residential with Efficiency Lot and Planned Unit Development Overlays); and
- b) An 80-lot (74 residential, 6 common) subdivision on 10.8 acres, generally located north of Sunridge Heights Parkway on the east side of Coronado Center Drive, in the Westgate Planning Area.

19.	ZCO-05-670024	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY UPTOWN OLD TOWN APPLICANT: DIVERSIFIED LAND HOLDINGS	2/7/06
-----	---------------	--	---------------

Rezone from CH (Highway Commercial) and IP (Industrial Park) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 7 acres, generally located southwest of Horizon Drive and Boulder Highway, in the Highland Hills Planning Area.

20.	a) ZCO-02-670056-A3 b) ZCO-05-670070 c) TMA-05-620076 d) TMA-05-620078	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY AMENDMENT ZONE CHANGE/OVERLAY TENTATIVE MAP TENTATIVE MAP STONE LAKE VILLAGE APPLICANT: CENTRA	2/7/06 2/7/06 FINAL FINAL
-----	---	---	--

- a) Amend a previously approved zone change/overlay to rezone from CC-MP-RD (Community Commercial with Master Plan and Redevelopment Overlays) to CM-MP-RD (Mixed-Use Commercial with Master Plan and Redevelopment Overlays);
- b) Rezone from CM-MP-RD (Mixed-Use Commercial with Master Plan and Redevelopment Overlays) to CM-MP-RD-PUD (Mixed-Use Commercial with Master Plan, Redevelopment, and Planned Unit Development Overlays);
- c) A parent tentative map consisting of 1,600 residential units and 30,000 square feet of retail space; and
- d) A 1,600-unit condominium development; on 40 acres generally located at the northwest corner of Stephanie Street and Wigwam Parkway, in the Cornerstone Redevelopment and Gibson Springs Planning Areas.

21.	ZCO-05-670065	CONTINUED PUBLIC HEARING ZONE CHANGE/OVERLAY AVIANO APPLICANT: CONCORDIA HOMES	2/7/06
-----	---------------	---	--------

Rezone from RX-8-RD (Mobile Residential with Redevelopment Overlay) to CN-RD (Neighborhood Commercial with Redevelopment Overlay) and RM-10-RD-E-PUD (Medium-Density Residential with Redevelopment, Efficiency Lot and Planned Unit Development Overlays) on 15.9 acres generally located south of Lake Mead Parkway between Burkholder Boulevard and Cholla Street, in the Downtown Redevelopment and Valley View Planning Areas.

VI. NEW BUSINESS

22.	a) CPA-05-520028 b) ZCO-05-670080	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY ARROYO 114 OFFICE BUILDING APPLICANT: RDS ASSOCIATES LLC	2/7/06 2/7/06
-----	--------------------------------------	--	------------------

- a) Amend the Land Use Policy Plan from Low-Density Residential to Neighborhood Commercial; and
- b) Rezone from RS-2 (Low-Density Residential) to CN-PUD (Neighborhood Commercial with Planned Unit Development Overlay); on 1.1 acres generally located at the southwest corner of Arroyo Verde Drive and Arroyo Grande Boulevard, in the Green Valley Ranch Planning Area.

23.	CPA-05-520031	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT RIDGES (AKA PARADISE HILLS 26) APPLICANT: PULTE HOMES OF NEVADA	2/7/06
-----	---------------	--	--------

Amend the Land Use Policy Plan from Gateway Mixed-Use to High-Density Residential on 22.9 acres generally located south of Dawson Avenue and east of Paradise Hills Drive, in the Mission Hills Planning Area.

24.	a) CPA-05-520032 b) ZCO-05-670081 c) TMA-05-620090	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY TENTATIVE MAP SEVEN HILLS PARCEL I APPLICANT: KB HOME NEVADA	2/7/06 2/7/06 FINAL
-----	--	---	----------------------------------

- a) Amend the Land Use Policy Plan from Public/Semipublic to Low-Density Residential on 1.0 acre;
- b) Rezone from PS-MP (Public/Semipublic with Master Plan Overlay) to RS-6-MP (Low-Density Residential with Master Plan Overlay) on 1.0 acre; and
- c) A 35-lot single-family residential subdivision on 21.6 acres; generally located at Grand Hills Drive and Villa Barolo Avenue, in the Westgate Planning Area.

25.	a) CPA-05-520033 b) ZCO-05-670082 c) CUP-05-540117	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY USE PERMIT SUNRISE SENIOR LIVING APPLICANT: SUNRISE SENIOR LIVING	2/7/06 2/7/06 FINAL
-----	--	--	----------------------------------

- a) Amend the Land Use Policy Plan from Neighborhood Commercial to Public/Semipublic;
- b) Rezone from CN (Neighborhood Commercial) to PS-PUD (Public/Semipublic with Planned Unit Development Overlay); and
- c) An assisted living facility; on 3.4 acres generally located at the southeast corner of Horizon Ridge Parkway between Arroyo Grande Boulevard and Amador Road, in the Green Valley Ranch Planning Area.

26.	a) CPA-05-520034 b) ZCO-05-670084	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY SUMMIT APARTMENTS APPLICANT: NASSIRI INC.	2/7/06 2/7/06
-----	--------------------------------------	---	------------------

- a) Amend the Land Use Policy Plan from Low-Density Residential to Medium-Density Residential; and
- b) Rezone from RS-2 (Low-Density Residential) to RM-10-PUD (Medium-Density Residential with Planned Unit Development Overlay); on 8.5 acres generally located on the north side of Paseo Verde Parkway east of Gibson Road, in the McCullough Hills Planning Area.

27.	a) CPA-05-520036 b) ZCO-05-670087	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY THE SUMMIT APPLICANT: NASSIRI INC.	Continue to 3/16/06 PC meeting
-----	--------------------------------------	--	---

- a) Amend the Land Use Policy Plan from Very-Low-Density Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential-Conventional, and Neighborhood Commercial to General Commercial on 68.0 acres; and
- b) Rezone from CN-PUD-H (Neighborhood Commercial with Planned Unit Development and Hillside Overlays), RS-2 (Low-Density Residential), and RS-2-H (Low-Density Residential with Hillside Overlay) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 50.2 acres and CM-PUD-H (Mixed-Use Commercial with Planned Unit Development and Hillside Overlays) on 17.8 acres; generally located at the northeast corner of Horizon Ridge Parkway and Gibson Road, and on the south side of Horizon Ridge Parkway east and west of Gibson Road, in the McCullough Hills Planning Area.

28.	a) CPA-05-520035 b) ZCO-05-670085 c) CUP-05-540119	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY USE PERMIT SAGE MOUNTAIN APPLICANT: PLISE COMPANIES, LLC	2/7/06 2/7/06 FINAL
-----	--	---	---------------------------

- a) Amend the Land Use Policy Plan from General Commercial and Business Park to General Commercial on 68 acres;
- b) Rezone from CO-MP (Office Commercial with Master Plan Overlay) and IP-MP (Industrial Park with Master Plan Overlay) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 126 acres; and
- c) Three taverns; generally located at the northwest corner of Executive Airport Drive and Bruner Avenue, in the Westgate Planning Area.

29.	a) CPA-05-520037 b) ZCO-03-670067-A2	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY AMENDMENT BUENA VIDA AVENUE APPLICANT: SK DEVELOPMENT	Continue to 2/16/06 PC meeting
-----	---	---	---

- a) Amend the Land Use Policy Plan from Low-Density Residential to High-Density Residential – Conventional; and
- b) Amend a previously approved zone change to rezone from RS-6-PUD (Low-Density Residential with Planned Unit Development Overlay) and RM-16-PUD (Medium-Density Residential with Planned Unit Development Overlay) to RM-16-PUD; on 10.7 acres generally located at Buena Vida Avenue between Horizon Ridge Parkway and Sunridge Heights Parkway, in the Westgate Planning Area.

30.	a) CPA-05-520038 b) ZCO-05-670088	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY HORIZON STORAGE APPLICANT: STEVE THOMPSON	2/7/06 2/7/06
-----	--------------------------------------	---	------------------

- a) Amend the Land Use Policy Plan from Low-Density Residential to General Commercial; and
- b) Rezone from RS-2 (Low-Density Residential) to CC-PUD (Community Commercial with Planned Unit Development Overlay); on 2.2 acres generally located on Horizon Ridge Parkway west of Carnegie Street, in the MacDonald Ranch Planning Area.

31.	a) CPA-05-520039 b) ZCO-05-670089	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY STEPHANIE PASEO OFFICE CONDOMINIUMS APPLICANT: CROWNE DEVELOPMENT	2/7/06 2/7/06
-----	--------------------------------------	---	------------------

- a) Amend the Land Use Policy Plan from Neighborhood Commercial and Medium-Density Residential to Neighborhood Commercial; and
- b) Rezone from RS-2 (Low-Density Residential) to CO-PUD (Commercial Office with Planned Unit Development Overlay); on 3.8 acres generally located at the northeast corner of Stephanie Street and Paseo Verde Parkway, in the McCullough Hills Planning Area.

32.	a) CPA-05-520040 b) ZCO-05-670092	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT ZONE CHANGE/OVERLAY VSR LOCK MANUFACTURING APPLICANT: TWC CONSTRUCTION	2/7/06 2/7/06
-----	--------------------------------------	--	------------------

- a) Amend the Land Use Policy Plan from Commercial to Industrial; and
- b) Rezone from CC-AE (Community Commercial with Airport Environs Overlay) to IP-AE (Industrial Park with Airport Environs Overlay); on 3.7 acres generally located at the northeast corner of Mountain Vista Street and Ramrod Avenue, in the Green Valley North Planning Area.

33.	CPA-05-520027	PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENT COMPREHENSIVE PLAN OVERALL UPDATE APPLICANT: CITY OF HENDERSON	2/7/06
-----	---------------	---	--------

Update the City of Henderson Comprehensive Plan to revise Comprehensive Plan Maps and text.

34.	CUP-05-540036-A1	PUBLIC HEARING – USE PERMIT AMENDMENT THE PRESCHOOL AT SEVEN HILLS APPLICANT: THE CHURCH AT SOUTH LAS VEGAS	FINAL
-----	------------------	---	--------------

Amend a previously approved use permit for a religious assembly to add pre-school/child-care services at 3051 Horizon Ridge Parkway, in the Westgate Planning Area.

35.	CUP-05-540112	PUBLIC HEARING – USE PERMIT DANCE BETTER STUDIOS APPLICANT: DANCE BETTER 2005, LLC.	FINAL
-----	---------------	---	--------------

Personal improvement services (dance studio) at 2510 Anthem Village Drive, in the Anthem Planning Area.

36.	a) VAA-05-650052 b) DRA-05-550164	PUBLIC HEARING – VARIANCE DESIGN REVIEW LL-519-03 SOUTH HENDERSON APPLICANT: CINGULAR WIRELESS	FINAL FINAL
-----	--------------------------------------	---	------------------------------

- a) Increase the maximum height of a wireless communication facility (stealth monopalm) from 60 feet to 70 feet; and
- b) Review of a wireless communication facility (stealth monopalm); on 6.4 acres at 733 S. Racetrack Road, in the River Mountain Planning Area.

37.	a) VAA-05-650049 b) DRA-05-550151	PUBLIC HEARING – VARIANCE DESIGN REVIEW IBEX APPLICANT: MELVIN GREEN ARCHITECT, LTD.	FINAL FINAL
-----	--------------------------------------	---	------------------------------

- a) Reduce the rear-yard landscape from the required 15 feet to 9 feet; and
- b) An office/medical facility; on 1.3 acres located at 2705 W. Horizon Ridge Parkway, in the Westgate Planning Area.

38.	a) VAA-05-650051 b) DRA-05-550147	PUBLIC HEARING – VARIANCE DESIGN REVIEW SUNSET AUTO II APPLICANT: MICHAEL ARONOW.	FINAL FINAL
-----	--------------------------------------	--	------------------------------

- a) Eliminate the required trees in the north side-yard landscape buffer and the entire landscape buffer from the south side of the property; and
- b) An addition to an existing auto repair business on .2 acre located at 1316 N. Boulder Highway, in the Pittman Planning Area.

39.	a) ZCO-05-670075 b) TMA-05-620079	PUBLIC HEARING ZONE CHANGE/OVERLAY TENTATIVE MAP DUBLIN TRAILS APPLICANT: DUBLIN TRAILS LLC	2/7/06 FINAL
-----	--------------------------------------	---	-------------------------

- a) Rezone from RS-2-H (Low-Density Residential with Hillside Overlay) to RS-2-H-PUD (Low-Density Residential with Hillside and Planned Unit Development Overlays); and
- b) A 15-lot (13 single-family and 2 common) residential subdivision; on 11.3 acres generally located south of Viento Puntero Drive north of Thompson Drive, in the McCullough Hills Planning Area.

40.	a) ZCO-03-670031-A4 b) TMA-03-620020-A2	PUBLIC HEARING ZONE CHANGE/OVERLAY AMENDMENT TENTATIVE MAP AMENDMENT SUNRIDGE 13 AT MACDONALD RANCH APPLICANT: PARDEE HOMES OF NEVADA	2/7/06 FINAL
-----	--	---	-------------------------

- a) Amend a previously approved zone change to revise the lot configuration; and
- b) Amend a previously approved tentative map to increase the number of approved lots from 48 to 49 (42 single-family, 7 common); on 15.2 acres generally located south of Sunridge Heights Parkway and east of Sandy Ridge Avenue, in the MacDonald Ranch Planning Area.

41.	ZCO-05-670041-A1	PUBLIC HEARING ZONE CHANGE/OVERLAY AMENDMENT REXFORD DUPLEX APPLICANT: DARRELL R. DYER	2/7/06
-----	------------------	---	---------------

Amend a previously approved zone change to add two duplex buildings and to rezone from RH-20-PUD (High-Density Residential with Planned Unit Development Overlay) and RH-36 (High-Density Residential) to RH-20-PUD (High-Density Residential with Planned Unit Development Overlay) on 1.3 acres located at 448 Rexford Drive, in the Pittman Planning Area.

42.	a) ZCO-05-670077 b) TMA-05-620085	PUBLIC HEARING – ZONE CHANGE/OVERLAY TENTATIVE MAP MONTEGO BAY CONDOMINIUMS APPLICANT: MONTEGO INVESTORS, LLC	2/7/06 FINAL
-----	--------------------------------------	--	-------------------------

- a) Rezone from RH-24 (High-Density Residential) to RH-24-PUD (High-Density Residential with Planned Unit Development Overlay) to convert existing apartments to condominiums; and
- b) A 420-unit residential tentative map; on 23.2 acres located at 1050 Whitney Ranch Drive, in the Whitney Ranch Planning Area.

43.	a) ZCO-05-670078 b) TMA-05-620086	PUBLIC HEARING – ZONE CHANGE/OVERLAY TENTATIVE MAP WOOD CREEK VILLAS CONDOMINIUMS APPLICANT: DONIA FAMILY, L.P./DONIA INVESTMENTS, L.P.	2/7/06 FINAL
-----	--------------------------------------	--	-------------------------------

- a) Rezone from RH-24 (High-Density Residential) to RH-24-PUD (High-Density Residential with Planned Unit Development Overlay) to convert existing apartments to condominiums; and
- b) A 75-unit residential tentative map; on 2.9 acres located at 6551 Annie Oakley Drive, in the Green Valley North Planning Area.

44.	ZCO-05-670079	PUBLIC HEARING – ZONE CHANGE/OVERLAY CARMICHAEL PLAZA APPLICANT: HUFFMAN BUILDERS WEST	2/7/06
-----	---------------	--	---------------

Rezone from CO (Commercial Office) to CO-PUD (Commercial Office with Planned Unit Development Overlay) on 4.3 acres generally located at the northwest corner of Carmichael Way and Horizon Ridge Parkway, in the Green Valley Ranch Planning Area.

45.	a) ZCO-05-670090 b) CUP-05-540115	PUBLIC HEARING – ZONE CHANGE/OVERLAY USE PERMIT JAMES E. AND RAE SMALLEY ELEMENTARY SCHOOL APPLICANT: CLARK COUNTY SCHOOL DISTRICT	1/17/06 FINAL
-----	--------------------------------------	---	--------------------------------

- a) Rezone from RS-1A-RN (Low-Density Residential with Rural Neighborhood Overlay) to PS-RN (Public/Semipublic with Rural Neighborhood Overlay); and
- b) Public school; on 15.0 acres generally located at the northeast corner of Greenway Road and Paradise Hills Drive, in the Paradise Hills Planning Area.

46.	ZCO-05-670083	PUBLIC HEARING – ZONE CHANGE/OVERLAY PROMENADE HILLS MIXED-USE APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORP.	2/7/06
-----	---------------	--	---------------

Rezone from CC (Community Commercial) to CM-PUD (Mixed-Use Commercial with Planned Unit Development Overlay) on 24.0 acres generally located at the southwest corner of Sunridge Heights Parkway and Pecos Ridge Parkway, in the Westgate Planning Area.

47.	CUP-05-540116	PUBLIC HEARING – USE PERMIT MEEHAN RESIDENCE APPLICANT: HOYCO CONSTRUCTION INC.	FINAL
-----	---------------	---	--------------

An accessory living quarters at 1206 Jessie Lane, in the Paradise Hills Planning Area.

48.	VAA-05-650050	PUBLIC HEARING – VARIANCE HECHTER GARAGE/WORKSHOP ADDITION APPLICANT: ROBERT HECHTER	FINAL
-----	---------------	--	--------------

Reduce the rear-yard setback from 15 feet to 5 feet at 1865 Woodhaven Drive, in the Green Valley South Planning Area.

49.	a) ZCO-04-670036-A2 b) TMA-04-620059-A2	PUBLIC HEARING ZONE CHANGE/OVERLAY AMENDMENT TENTATIVE MAP AMENDMENT GREEN VALLEY 45 APPLICANT: PARDEE HOMES OF NEVADA	2/7/06 FINAL
-----	--	--	-------------------------

- a) Amend a previously approved zone change/overlay to add and rezone 1.0 acre from RS-2 (Low-Density Residential) to RS-6-PUD (Low-Density Residential with Planned Unit Development Overlay) and 1.1 acre from RM-16 (Medium-Density Residential) and RM-16-PUD (Medium-Density Residential with Planned Unit Development Overlay) to RS-6-PUD; and
- b) Amend a previously approved tentative map to add 2.2 acres and revise the number of lots; generally located at the southwest corner of Horizon Ridge Parkway and Buena Vida Avenue, in the Westgate Planning Area.

50.	ZCO-05-670047-A1	PUBLIC HEARING – ZONE CHANGE/OVERLAY AMENDMENT LA LUZ APPLICANT: MERIDIAS DEVELOPMENT LLC	2/7/06
-----	------------------	---	---------------

Amend a previously approved zone change/overlay to request a waiver to allow a wall taller than 32 inches within the required front setback on 4.8 acres generally located at the southeast corner of Horizon Ridge Parkway and Viento Puntero Drive, in the McCullough Hills Planning Area.

51.	MSH-05-580004	PUBLIC HEARING – MASTER STREETS AND HIGHWAYS AMENDMENT WEST HENDERSON APPLICANT: CITY OF HENDERSON	2/7/06
-----	---------------	--	---------------

Amend the Master Streets and Highways Plan to revise and add alignments and right-of-way widths, in the West Henderson Planning Area.

52.	ZOA-05-680008	PUBLIC HEARING – ZONING ORDINANCE AMENDMENT PENALTIES, REMEDIES AND ENFORCEMENT PROCEDURES APPLICANT: CITY OF HENDERSON	2/7/06
-----	---------------	---	--------

An ordinance of the City Council of the City of Henderson, Nevada, to amend Title 19 of the Henderson Municipal Code by amending Section 19.13.G Violations and Enforcement - Penalties.

VII. PUBLIC COMMENT

Issues brought before the Commission may not be acted upon at this meeting. The Commission will forward public comments to the appropriate body for follow-up (NRS 241.020). Items on this agenda must be discussed during that portion of the meeting.

VIII. STAFF'S/CHAIRMAN'S BUSINESS

Posted on January 5, 2006, at the following locations:

Paseo Verde Library, 280 South Green Valley Parkway
City Hall, 240 Water Street, 1st Floor Lobbies
Whitney Ranch Recreational Center, 1575 Galleria Drive
Fire Station No. 86, 96 Via Antincendio