

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
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
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Sam C. Dunnam

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. 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.

November 8, 2007

6:00 PM

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.

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

City Clerks 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)

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.

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 staffs conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staffs condition, 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 applicants 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 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.

BUSINESS ITEMS:

1. [CALL TO ORDER](#)
2. [ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW](#)
3. [ROLL CALL](#)
4. [MINUTES](#)
5. [Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.](#)

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.

6. [TMP-24765 - TENTATIVE MAP - OWENS AND LAMB - APPLICANT: TANEY ENGINEERING - OWNER: RICHARD ERLICH, ET AL - Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard \(APNs 140-30-520-017 through 033; 140-30-503-001 and 002\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-PD9 \(Residential Planned Development - 9 Units per Acre\) Zone, Ward 3 \(Reese\)](#)
7. [ANX-24792 - ANNEXATION - APPLICANT/OWNER: DAVIDSON HOWARD REVOCABLE TRUST - Petition to annex property located on the east side of Sycamore Trail, approximately 330 feet south of the Coran Lane alignment containing approximately 0.52 acres \(APN 139-19-703-006 and 031\), Ward 5 \(Barlow\)](#)

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. 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.

8. [ABEYANCE - SDR-24262 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GUILLERMO AND REINA ARELLANO - Request for a Site Development Plan Review FOR THE CONVERSION OF A 1,400 SQUARE FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE on 0.16 acres at 10 Sacramento Drive \(APN 140-31-817-033\), R-1 \(Single Family Residential\) Zone under Resolution of Intent to P-R \(Professional Office and Parking\) Zone, Ward 3 \(Reese\)](#)
9. [SUP-24798 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GSJV, LLC - Request for a Special Use Permit FOR A HOTEL LOUNGE BAR at the northwest corner of Ogden Avenue and Las Vegas Boulevard \(APN 139-34-510-042\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
10. [SDR-24794 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-24798 - PUBLIC HEARING - APPLICANT/OWNER: GSJV, LLC - Request for a Site Development Plan Review FOR A SINGLE STORY HOTEL AND HOTEL LOUNGE BAR WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE STANDARDS on 0.64 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard \(APNs 139-34-510-042, 032 and 033\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
11. [SUP-24772 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RANCHO DEL MAR, LLC - Request for a Special Use Permit TO ADD A PROPOSED LIQUEFIED PETROLEUM GAS INSTALLATION \(OVER 288 GALLONS\) TO AN EXISTING SERVICE STATION \(WITHOUT AUTOMOBILE REPAIR\) located at 3550 North Rancho Drive \(APN 138-12-315-006\), C-2 \(General Commercial\) Zone, Ward 6 \(Ross\)](#)
12. [VAC-24711 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PENTECOSTAL TEMPLE CHURCH OF GOD IN CHRIST, INC. - Petition to Vacate a 20-foot wide public alley between F Street and G Street, approximately 140 feet south of Madison Avenue; and a 10-foot wide portion of F Street, G Street, Jefferson Avenue and Madison Avenue, Ward 5 \(Barlow\)](#)

PUBLIC HEARING ITEMS

13. ABEYANCE - VAR-23598 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DONNA DELACRUZ - Request for a Variance TO ALLOW A PROPOSED 2,790 SQUARE FOOT ACCESSORY STRUCTURE, CLASS I (HABITABLE), WHERE 528 SQUARE FEET (50 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL DWELLING) IS THE MAXIMUM ALLOWED at 5413 Hickam Avenue (APN 138-01-303-003), R-E (Residence Estates) Zone, Ward 6 (Ross) NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A VARIANCE TO ALSO ALLOW THE ACCESSORY STRUCTURE TO BE 18 FEET IN HEIGHT WHERE 14 FEET IS THE MAXIMUM HEIGHT ALLOWED
14. ABEYANCE - SUP-23596 - SPECIAL USE PERMIT RELATED TO VAR-23598 - PUBLIC HEARING - APPLICANT/OWNER: DONNA DELACRUZ - Request for a Special Use Permit FOR A PROPOSED 2,790 SQUARE FOOT ACCESSORY STRUCTURE, CLASS I (HABITABLE) at 5413 Hickam Avenue (APN 138-01-303-003), R-E (Residence Estates) Zone, Ward 6 (Ross)
15. TABLED - RENOTIFICATION - VAR-22867 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Variance TO ALLOW 26 PARKING SPACES WHERE 48 IS THE MINIMUM REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING MEDICAL OFFICE on 0.39 acres at 3100 South Valley View Boulevard (APN 162-08-410-001), C-1 (Limited Commercial) Zone [PROPOSED: M (Industrial) Zone], Ward 1 (Tarkanian) NOTE: THIS APPLICATION HAS BEEN AMENDED FOR 29 PARKING SPACES PROVIDED WHERE 42 SPACES ARE REQUIRED
16. TABLED - RENOTIFICATION - SDR-21998 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22867 - PUBLIC HEARING - APPLICANT/OWNER: WORLD WELLNESS GROUP, LLC - Request for a Site Development Plan Review FOR A THREE STORY, 3,970 SQUARE FOOT ADDITION TO AN EXISTING TWO-STORY 6,000 SQUARE FOOT MEDICAL OFFICE WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG A 96 FOOT PORTION OF THE NORTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE on 0.39 acres at 3100 South Valley View Boulevard (APN 162-08-410-001), C-1 (Limited Commercial) Zone [PROPOSED: M (Industrial) Zone], Ward 1 (Tarkanian) NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A REDUCED GROSS FLOOR AREA OF 8,110 SQUARE FEET FROM THE ORIGINAL 9,970 SQUARE FOOT PROPOSAL
17. TABLED - RENOTIFICATION - SDR-18342 - SITE DEVELOPMENT PLAN REVIEW - 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) NOTE: THIS APPLICATION HAS BEEN AMENDED TO 77,881 SQUARE FOOT, 35-FOOT HIGH PRIVATE SCHOOL WITH NO LANDSCAPE WAIVERS REQUESTED
18. SCD-24733 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DEBBIE AND JOE HONRATH - Request for a Major Deviation from the Summerlin Development Standards TO ALLOW A TWO-FOOT SEPARATION BETWEEN A PROPOSED DETACHED ACCESSORY STRUCTURE AND THE PRIMARY DWELLING WHERE A SIX-FOOT MINIMUM SEPARATION IS REQUIRED at 11218 Blanc Vineyard Court (APN 137-26-814-035), P-C (Planned Community) Zone, Ward 2 (Wolfson)
19. VAR-24774 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10715 Dedham Court (APN 137-12-113-029), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)
20. VAR-25011 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10723 Dedham Court (APN 137-12-113-031), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown)

21. [VAR-25012 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10727 Dedham Court \(APN 137-12-113-032\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
22. [VAR-25013 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request for a Variance TO ALLOW A SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A SINGLE FAMILY DWELLING, DETACHED on 0.06 acres at 10719 Dedham Court \(APN 137-12-113-030\), PD \(Planned Development\) Zone \[ML \(Medium-Low Density Residential\) Lone Mountain West Special Land Use Designation\], Ward 4 \(Brown\)](#)
23. [VAR-24776 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GEORGE AND KARLENE CANEPA - Request for a Variance TO ALLOW A PROPOSED 2,715 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II \(GARAGE\) WHERE 1,334 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.52 acres at 6700 Buckskin Avenue \(APN 138-11-311-017\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\], Ward 6 \(Ross\)](#)
24. [SUP-24723 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JON BAKTARI - OWNER: SHIRAZI, LLC - Request for a Special Use Permit FOR A PROPOSED DELIVERY AND SERVICE VEHICLE STORAGE on 0.65 acres at 900 Stewart Avenue \(APN 139-34-612-085\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
25. [SUP-24780 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH - OWNER: UNIVERSITY BOARD OF REGENTS - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 818 East Sahara Avenue \(APN 162-03-801-046 and 059\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
26. [SUP-24781 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH - OWNER: UNIVERSITY BOARD OF REGENTS - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 864 East Sahara Avenue \(APN 162-03-801-047 and 061\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
27. [SUP-24800 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRICKET COMMUNICATIONS - OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit TO ADD THREE ANTENNAS ON AN EXISTING 60-FOOT HIGH NON-STEALTH COMMUNICATIONS TOWER on 1.34 acres at 1301 North Michael Way \(APN 138-25-105-002\), R-E \(Residence Estates\) Zone, Ward 5 \(Barlow\)](#)
28. [SDR-24254 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 125 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive \(APN 138-28-401-015\), U \(Undeveloped\) Zone \[M \(Medium Density Residential\) General Plan Designation\] under Resolution of Intent to R-3 \(Medium Density Residential\) Zone, Ward 2 \(Wolfson\)](#)
29. [SDR-24986 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: API NEVADA PROPERTIES, INC. - Request for a Major Amendment to an existing Site Development Plan Review \(SDR-13532\) TO DECREASE PARKING FOR A PROPOSED PLAZA at 233 South Fourth Street \(APN 139-34-610-029\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
30. [VAC-23811 - VACATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KYLE ACQUISITION GROUP, LLC - Petition to vacate a Bureau of Land Management right-of-way grant generally located north of Grand Teton Drive, south of Moccasin Road, between Puli Road and Fort Apache Road, Ward 6 \(Ross\)](#)

DIRECTOR'S BUSINESS:

31. [DIR-25056 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to approve the 2008 Planning Commission dates](#)

CITIZENS PARTICIPATION:

32. 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, COME TO THE PODIUM AND 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