

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
Glenn E. Trowbridge
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.

December 20, 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-25273 - TENTATIVE MAP - GRAND CANYON ESTATES 1 - APPLICANT/OWNER: SHELDON W. PAUL - Request for a Tentative Map FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres at the](#)

northwest corner of Alexander Road and Grand Canyon Drive (APN 138-06-401-006), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 4 (Brown)

7. TMP-25492 - TENTATIVE MAP - KYLE CANYON GATEWAY - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for a Tentative Map FOR A 105-LOT MIXED-USE SUBDIVISION on 1,711.97 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross)
8. ANX-25478 - ANNEXATION - OWNER/APPLICANT: ITALY LLC, KRAFT FAMILY, LP, RED RAINBOW, LLC, JSW REAL ESTATE, LLC & AZARSHAH TRUST - Petition to Annex property located on the west side of the North Rainbow Boulevard alignment 580 feet south of the West Lone Mountain Road alignment containing approximately 3.94 acres (APNs 138-03-510-009, 010, 011, 012, and 013), Ward 4 (Brown)

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.

9. ZON-25490 - REZONING - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: BOARD OF REGENTS OF THE UNIVERSITY OF NEVADA SYSTEM - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 6.89 acres adjacent to the west side of Community College Drive, approximately 750 feet south of Charleston Boulevard (APN 163-02-601-003), Ward 1 (Tarkanian)
10. SUP-25460 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MIKE'S LIQUOR, LLC - OWNER: SAHARA-SAB NEVADA, LLC - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 2600 West Sahara Avenue, Suites #103 and 104 (APN 162-05-818-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
11. VAC-25329 - VACATION - PUBLIC HEARING - APPLICANT: DUNNAM CIVIL ENGINEERS - OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, ET AL - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, approximately 1,315 feet West of Durango Drive, Ward 4 (Brown)
12. VAC-25480 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 1909 SOUTH JONES PROPERTIES - Petition to Vacate an ingress/egress easement generally located at 2101 South Jones Boulevard, Ward 1 (Tarkanian)
13. SDR-25289 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUAN PHAM - Request for a Site Development Plan Review FOR A PROPOSED SINGLE STORY, 1,845 SQUARE FOOT DENTAL OFFICE WITH WAIVERS TO ALLOW FIVE-FOOT WIDE LANDSCAPE BUFFERS WHERE 15 FEET IS REQUIRED AND NO BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.18 acres at 2413 Pardee Place (APN 162-02-410-118), R-2 (Medium-Low Density Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese)
14. SDR-25484 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CRAIG 95, LLC - Request for a Major Amendment of an approved Site Development Plan Review (SDR-19643) FOR A PROPOSED 41,097

SQUARE FOOT SHOPPING CENTER on 3.53 acres adjacent to the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown)

PUBLIC HEARING ITEMS:

15. ABEYANCE - SUP-25130 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: 2006 ROBERT SCOTT CARL LIVING TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Tarkanian)
16. ABEYANCE - SUP-25131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SEUNG HWAN HAN AND EUN JOO HAN - Request for a Special Use Permit FOR A PROPOSED 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 1550 West Oakey Boulevard (APN 162-04-605-008), M (Industrial) Zone, Ward 3 (Reese)
17. ABEYANCE - SUP-25135 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: THE JEWELERS, INC. 401(K) PROFIT SHARING PLAN & TRUST - Request for a Special Use Permit FOR A PROPOSED 55-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2411 Western Avenue (APN 162-04-406-011), M (Industrial) Zone, Ward 3 (Reese)
18. ZON-25278 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] TO: O (OFFICE) on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), Ward 4 (Brown)
19. VAR-25277 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25278 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. - Request for a Variance TO ALLOW 56 PARKING SPACES WHERE 80 SPACES ARE REQUIRED FOR A PROPOSED TWO-STORY, 23,941 SQUARE FOOT OFFICE BUILDING on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), U (Undeveloped) Zone [O (Office) General Plan Designation][PROPOSED: O (Office) Zone], Ward 4 (Brown)
20. SDR-25276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25278 AND VAR-25277- PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. - Request for a Site Development Plan Review FOR A TWO-STORY, 23,354 SQUARE FOOT OFFICE BUILDING on 1.04 acres at the southeast corner of Red Coach Avenue and Balsam Street (APN 138-03-602-018), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: O (Office) Zone], Ward 4 (Brown)
21. ZON-25342 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. AND ELLEN KAY KENNY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.47 acres at the southeast corner of Clark Avenue and 8th Street (APNs 139-34-710-054, 055, and 056), Ward 3 (Reese)
22. ZON-25678 - REZONING RELATED TO ZON-25342 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. AND ELLEN KAY KENNY - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APN 139-34-810-052), Ward 3 (Reese)
23. VAR-25344 - VARIANCE RELATED TO ZON-25342 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. AND ELLEN KAY KENNY - Request for a Variance TO ALLOW 46 PARKING SPACES WHERE 75 SPACES ARE REQUIRED FOR A PROPOSED 22,400 SQUARE-FOOT, FOUR-STORY OFFICE BUILDING AND OFF-SITE PARKING LOT on 0.47 acres at the southeast corner of Clark Avenue and 8th Street and on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APNs 139-34-710-054, 055, 056 and 139-34-810-052), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)
24. VAR-25345 - VARIANCE RELATED TO ZON-25342 AND VAR-25344 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. AND ELLEN KAY KENNY - Request for a Variance TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS ALLOWED FOR A PROPOSED 22,400 SQUARE-FOOT OFFICE BUILDING on

0.47 acres at the southeast corner of Clark Avenue and 8th Street (APNs 139-34-710-054, 055, and 056), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)

25. SDR-25343 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25342, VAR-25344, AND VAR-25345 - PUBLIC HEARING - APPLICANT/OWNER: CRAIG P. AND ELLEN KAY KENNY - Request for a Site Development Plan Review FOR A PROPOSED 22,400 SQUARE-FOOT, FOUR-STORY OFFICE BUILDING AND OFF-SITE PARKING LOT on 0.47 acres at the southeast corner of Clark Avenue and 8th Street and on 0.15 acres adjacent to the east side of 8th Street, approximately 50 feet north of Bonneville Avenue (APNs 139-34-710-054, 055, 056 and 139-34-810-052), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese)
26. VAR-25461 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK AND LINDA MCKINLEY TRUST - Request for a Variance TO ALLOW A SEVEN FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 0.53 acres at 3105 Conners Drive (APN 139-32-211-025), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)
27. VAR-25491 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HANER FAMILY TRUST - Request for a Variance TO ALLOW A 14-FOOT TALL PATIO COVER WHERE 12 FEET IS ALLOWED on 0.44 acres at 5201 Patricia Avenue (APN 138-01-711-004), R-E (Residence Estates) Zone, Ward 6 (Ross)
28. SUP-25366 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS, INC. - OWNER: CONSTANTINO NOVAL NEVADA 2, LLC - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 5001 East Bonanza Road, Suite #104 (APN 140-32-502-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
29. SUP-25473 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: METRO PCS - OWNER: MER-CAR CORPORATION - Request for a Special Use Permit FOR A PROPOSED 60-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4506 East Charleston Boulevard (APN 140-32-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
30. SUP-25476 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: TECH RETAIL CENTER - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN WITH A WAIVER TO ALLOW A 94 FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED at 2400 North Buffalo Drive, Suites #135 and 140 (APN 138-15-402-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown)
31. SDR-25443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BRIZIO BENITEZ - OWNER: BUYERS SYNDICATE - Request for a Site Development Plan Review FOR A 1,360 SQUARE FOOT CAR WASH, FULL SERVICE WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG A 434-FOOT PORTION OF THE SOUTHERN PERIMETER, NO LANDSCAPE BUFFER ALONG A 214-FOOT PORTION OF THE NORTHERN PERIMETER, AND NO LANDSCAPE BUFFER ALONG A 230-FOOT PORTION OF THE WESTERN PERIMETER WHERE EIGHT FEET ARE REQUIRED AND TO ALLOW NO LANDSCAPE BUFFER ALONG A 195-FOOT PORTION OF THE NORTHERN PERIMETER AND TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE EASTERN PERIMETER WHERE 15 FEET ARE REQUIRED on 2.84 acres at 1411 North Eastern Avenue (APN 139-26-508-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

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