

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

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Glenn E. Trowbridge, Vice Chair
Richard Truesdell
Steven Evans
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Vicki Quinn

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.

March 27, 2008

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-26861 - MERRYHILL DAYCARE CENTER \(A COMMERCIAL SUBDIVISION\) - APPLICANT: JHR ASSOCIATES - OWNER: TGB DEVELOPMENT I, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL](#)

SUBDIVISION on 1.88 acres at 7601 Grand Teton Drive (APN 125-16-502-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross)

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.

7. ABEYANCE - RENOTIFICATION - WVR-26441 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW FIRST STREET TO TERMINATE IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED at the southeast corner of First Street and Boulder Avenue (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese)
8. ABEYANCE - RENOTIFICATION - VAC-26443 - VACATION RELATED TO WVR-26441 - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Petition to Vacate Boulder Avenue between First Street and Casino Center Boulevard, the alley generally located at the northwest corner of Boulder Avenue and Casino Center Boulevard, and a portion of the west side of Casino Center Boulevard located between Coolidge Avenue and Boulder Avenue, Ward 3 (Reese)
9. VAC-26793 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Petition to Vacate a portion of Juliano Road and a portion of Azure Way generally located on the south half of Durango Drive and Juliano Road, Ward 6 (Ross)
10. SDR-26815 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 2.43 ACRE, 141 SPACE PARK AND RIDE FACILITY on the eastern portion of 138 acres adjacent to the west side of Durango Drive at Westcliff Drive (APN 138-29-801-002), C-V (Civic) Zone, Ward 2 (Wolfson)

PUBLIC HEARING ITEMS

11. ABEYANCE - VAR-26385 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND GARY LEAVITT - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 41 ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 0.52 acres at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
12. ABEYANCE - SUP-26383 - SPECIAL USE PERMIT RELATED TO VAR-26385 - PUBLIC HEARING - APPLICANT/OWNER: BRENT LEAVITT - Request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE FOOT PAWN SHOP AND A WAIVER TO ALLOW A 100 FOOT DISTANCE SEPARATION FROM ANOTHER SPECIFIED FINANCIAL INSTITUTION WHERE 1000 FEET IS REQUIRED at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
13. ABEYANCE - SDR-26386 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-26385 AND SUP-26383 - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND GARY LEAVITT - Request for a Site Development Plan Review FOR A PROPOSED 10,000 SQUARE FOOT RETAIL/OFFICE DEVELOPMENT on 0.52 acres at 4077 West Charleston Boulevard (APN 162-06-502-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
14. ABEYANCE - RQR-26303 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KARR JERRY K AND JAMES N - Required Five Year Review of an approved Special

Use Permit (U-0110-97) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2111 Western Avenue (APN 162-04-801-001), M (Industrial) Zone, Ward 3 (Reese)

15. ABEYANCE - RENOTIFICATION - RQR-26324 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LIONEL SAWYER & COLLINS - OWNER: FISHER BROTHERS LAS VEGAS, LLC - Request Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 2900 Sirius Avenue (APN 162-08-418-002), M (Industrial) Zone, Ward 1 (Tarkanian) NOTE: THE CORRECT APN IS 162-08-702-002. THE SIGN IN REVIEW IS LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY
16. ABEYANCE - SUP-26417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 105 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW AN AUTO TITLE LOAN ESTABLISHMENT TO BE 1,215 SQUARE FEET WHERE 1,500 SQUARE FEET IS REQUIRED at the northwest corner of Durango Drive and Centennial Parkway (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Zone, Ward 6 (Ross)
17. ABEYANCE - SDR-26709 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SMITH CENTER FOR THE PERFORMING ARTS - OWNER: CITY PARKWAY V, INC - Request for a Site Development Plan Review FOR A PERFORMING ARTS CENTER INCLUDING A 2,100 SEAT AUDITORIUM AND AN EDUCATION CENTER WITH WAIVERS OF THE UNION PARK STREETScape STANDARDS, LIGHTING STANDARDS, ARCHITECTURAL STANDARDS AND ACCESS REQUIREMENTS on a portion of 53.6 acres generally located at the northeast corner of Bonneville Avenue and Grand Central Parkway (APN 139-34-110-004), PD (Planned Development) Zone, Ward 5 (Barlow)
18. VAR-26858 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS C BURGER - Request for a Variance TO ALLOW A 47.5-FOOT FRONT YARD SETBACK WHERE 55 FEET IS REQUIRED, A 46-FOOT REAR YARD SETBACK WHERE 50 FEET IS REQUIRED, A FIVE-FOOT SIDE YARD SETBACK ON THE SOUTH AND A 6.5-FOOT SIDE YARD SETBACK ON THE NORTH WHERE 10 FEET IS REQUIRED FOR PROPOSED ADDITIONS on 0.51 acres at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 2 (Wolfson)
19. SUP-26859 - SPECIAL USE PERMIT RELATED TO VAR-26858 - PUBLIC HEARING - APPLICANT/OWNER: THOMAS C BURGER - Request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1405 Golden Oak Drive (APN 163-03-210-010), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 2 (Wolfson)
20. VAR-26862 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II, LLC - Request for a Variance TO ALLOW A PROPOSED 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.19 acres at 6613 Sand Bench Avenue (APN 125-35-111-053), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross)
21. VAR-26863 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II, LLC - Request for a Variance TO ALLOW A PROPOSED 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.17 acres at 6509 Sand Bench Avenue (APN 125-35-111-058), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross)
22. SUP-26857 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ANTONIO TEIXEIRA - OWNER: LEONARD & ELIZABETH CAPRI TRUST - Request for a Special Use Permit FOR A 1650 SQUARE FOOT SECONDHAND DEALER at 4331 West Charleston Boulevard (APN 162-06-510-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
23. SUP-26866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAE UN LEE - OWNER: AZURE AND TENAYA, LLC - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)
24. SDR-26865 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-26866 - PUBLIC HEARING - APPLICANT: HAE UN LEE - OWNER: AZURE AND TENAYA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 16,249 SQUARE-FOOT RETAIL DEVELOPMENT INCLUDING A 11,924 SQUARE-FOOT PACKAGED LIQUOR OFF-SALE ESTABLISHMENT on 1.6 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN

125-27-222-012), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

25. SDR-26819 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 5,400 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING UTILITY INSTALLATION on 0.40 acres at 3850 North Tenaya Way (APN 138-10-516-004), C-1 (Limited Commercial) Zone, Ward 4 (Brown)

CITIZENS PARTICIPATION:

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