

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
David W. Steinman
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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.

April 10, 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-27005 - TENTATIVE MAP - ROSADA PARK - APPLICANT/OWNER: BECKY L. STEIN - Request for a Tentative Map FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.54 acres adjacent to the southwest corner](#)

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. VAC-27033 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GNLV CORPORTATION - Petition to Vacate a 480-foot portion of First Street and a 220-foot portion of Carson Avenue generally located at Bridger Avenue and First Street, Ward 3 (Reese)
8. SDR-27045 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 1,064 SQUARE FOOT UTILITY INSTALLATION on 11.25 acres at 10018 Alta Drive (APN 138-31-101-002), C-V (Civic) Zone, Ward 2 (Wolfson)
9. SDR-27057 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: NICHOLAS WOOLDRIDGE - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT FRONT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED, A ONE-FOOT REAR LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED, AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE FIVE FEET IS REQUIRED on 0.17 acres at 312 South Jones Boulevard (APN 138-36-210-003), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Tarkanian)

PUBLIC HEARING ITEMS

10. GPA-27135 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THE TAPESTRY GROUP, INC. - OWNER: CITY OF LAS VEGAS, ET AL. - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: ROW (RIGHT-OF-WAY) AND PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) AND PF (PUBLIC FACILITIES) on 15.25 acres adjacent to the north side of Westcliff Drive, approximately 595 feet east of Tenaya Way (APNs 138-27-801-004 and 138-27-802-006), Ward 1 (Tarkanian)
11. GPA-27069 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: I.B.E.W. LOCAL 357 - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue (APNs 140-30-701-009 and 010), Ward 3 (Reese)
12. ZON-27068 - REZONING RELATED TO GPA-27069 - PUBLIC HEARING - APPLICANT/OWNER: I.B.E.W. LOCAL 357 - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: C-1 (LIMITED COMMERCIAL) on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue (APNs 140-30-701-009 and 010), Ward 3 (Reese)
13. VAR-27067 - VARIANCE RELATED TO GPA-27069 AND ZON-27068 - PUBLIC HEARING - APPLICANT/OWNER: I.B.E.W. LOCAL 357 - Request for a Variance TO ALLOW 219 PARKING SPACES WHERE 277 ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue (APNs 140-30-701-009 and 010), C-1 (Limited Commercial) and R-MHP (Residential Mobile/ Manufactured Home Park) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese)

14. [SDR-27066 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-27069, ZON-27068 AND VAR-27067 - PUBLIC HEARING - APPLICANT/OWNER: I.B.E.W. LOCAL 357 - Request for a Site Development Plan Review FOR A 35,000 SQUARE FOOT OFFICE BUILDING AND MEETING HALL on 3.30 acres adjacent to the northwest corner of Lamb Boulevard and Harris Avenue \(APNs 140-30-701-009 and 010\), C-1 \(Limited Commercial\) and R-MHP \(Residential Mobile/Manufactured Home Park\) Zone \[PROPOSED: C-1 \(Limited Commercial\) Zone\], Ward 3 \(Reese\)](#)
15. [GPA-27207 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment FROM: ML \(Medium Low Density Residential\) TO: PR-OS \(Parks/Recreation/Open Space\) on 4.91 acres located on the east side of Sandhill Road, adjacent to the north side of the Las Vegas Wash \(APN 140-30-601-001\), Ward 3 \(Reese\)](#)
16. [ZON-27211 - REZONING RELATED TO GPA-27207- PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E \(RESIDENCE ESTATES\) TO:C-V \(CIVIC\) on 4.91 acres located on the east side of Sandhill Road, adjacent to the north side of the Las Vegas Wash \(APN 140-30-601-001\), Ward 3 \(Reese\)](#)
17. [MOD-27044 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a Major Modification of the Town Center Land Use Plan FROM: UC-TC \(URBAN CENTER MIXED USE - TOWN CENTER\) TO GC-TC \(GENERAL COMMERCIAL - TOWN CENTER\) SPECIAL LAND USE DESIGNATION ON 5.1 acres at the northwest corner of Durango Drive and Deer Springs Drive \(APNs 125-20-201-016 and 125-20-201-025\), Ward 6 \(Ross\)](#)
18. [SUP-27046 - SPECIAL USE PERMIT RELATED TO MOD-27044 - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 5,376 SQUARE-FOOT LIQUOR ESTABLISHMENT - TAVERN at the northwest corner of Durango Drive and Deer Springs Way \(APNs 125-20-201-016 and 125-20-201-025\), T-C \(Town Center\) Zone \[UC-TC \(Urban Center Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
19. [SUP-27047 - SPECIAL USE PERMIT RELATED TO MOD-27044 AND SUP-27046 - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 3,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH at the northwest corner of Durango Drive and Deer Springs Way \(APNs 125-20-201-016 and 125-20-201-025\), T-C \(Town Center\) Zone \[UC-TC \(Urban Center Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
20. [SUP-27048 - SPECIAL USE PERMIT RELATED TO MOD-27044, SUP-27046 AND SUP-27047 - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 3,275 SQUARE FOOT CONVENIENCE STORE WITH FUEL PUMPS, located on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way \(APNs 125-20-201-016 and 125-20-201-025\), T-C \(Town Center\) Zone \[UC-TC \(Urban Center Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
21. [SUP-27049 - SPECIAL USE PERMIT RELATED TO MOD-27044, SUP-27046, SUP-27047 AND SUP-27048 - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A CONVENIENCE STORE at the northwest corner of Durango Drive and Deer Springs Way \(APNs 125-20-201-016 and 125-20-201-025\), T-C \(Town Center\) Zone \[UC-TC \(Urban Center Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
22. [SDR-27051 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-27044, SUP-27046, SUP-27047, SUP-27048, AND SUP-27049 - PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST - Request for a SITE DEVELOPMENT PLAN REVIEW FOR A 41,741 SQUARE FOOT RETAIL AND OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW AN EIGHT FOOT LANDSCAPE BUFFER WHERE A 15-FOOT BUFFER IS REQUIRED ON DURANGO DRIVE, A 15-FOOT SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A GAS STATION, AND TOWN CENTER LANDSCAPE FINGER REQUIREMENTS WITHIN THE PARKING AREA on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way \(APNs 125-20-201-016 and 125-20-201-025, T-C \(Town Center\) Zone \[UC-TC \(Urban Center Mixed Use - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
23. [ZON-27075 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DOWN SYNDROME ORGANIZATION OF SOUTHERN NEVADA - Request for a Rezoning FROM: P-R \(PROFESSIONAL OFFICE AND PARKING\) TO: O \(OFFICE\) on 0.58 acres at 5300 Vegas Drive \(APN 138-24-801-035\), Ward 5 \(Barlow\)](#)

24. [SUP-27077 - SPECIAL USE PERMIT RELATED TO ZON-27075 - PUBLIC HEARING - APPLICANT/OWNER: DOWN SYNDROME ORGANIZATION OF SOUTHERN NEVADA - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 5300 Vegas Drive \(APN 138-24-801-035\), P-R \(Professional Office and Parking\) Zone \[PROPOSED: O \(Office\)\], Ward 5 \(Barlow\)](#)
25. [ZON-27079 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Rezoning FROM: U \(UNDEVELOPED\) \[TC \(TOWN CENTER\)\] TO: T-C \(TOWN CENTER\) Zone on 1.01 acres on the east side of Riley Street 275 feet south of Centennial Parkway \(APN 125-29-502-012 and 015\), Ward 6 \(Ross\)](#)
26. [WVR-27425 - WAIVER RELATED TO ZON-27079 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Waiver of Title 18.12.130 TO ALLOW AN EXISTING PRIVATE STREET TO TERMINATE WITHOUT THE REQUIRED CUL-DE-SAC generally located on Regena Avenue approximately 150 feet west of Riley Street \(a portion of APNs 125-29-502-012 and 015\), U \[Undeveloped \(Town Center\)\] Zone, Ward 6 \(Ross\)](#)
27. [SDR-27078 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-27079 AND WVR-27425 - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Site Development Plan Review FOR A PARKING LOT AND A WAIVER OF TOWN CENTER PERIMETER AND PARKING LOT LANDSCAPE STANDARDS on 1.97 acres at the southeast corner of Riley Street and Centennial Parkway \(APN 125-29-502-012, 015 and 028\), T-C \(Town Center\) Zone and U \(Undeveloped\) Zone \[PROPOSED: T-C \(Town Center\)\] Ward 6 \(Ross\)](#)
28. [SUP-27082 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CECILE PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER \(JEWELRY\) at 420 East Sahara Avenue \(APN 162-03-416-022\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
29. [SDR-27226 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SPINNAKER HOME IX LLC - Request for a Site Development Plan Review for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way \(APN 125-15-101-003\), U \(Undeveloped\) Zone \[DR \(Desert Rural Density Residential\) General Plan Designation\] under Resolution of Intent to R-PD2 \(Residential Planned Development - 2 Units Per Acre\), Ward 6 \(Ross\)](#)

DIRECTOR'S BUSINESS:

30. [ABEYANCE - TXT-26651 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06, "Special Purpose and Overlay Districts," to update the design review process, revise maps and update signage standards for the Casino Center, Scenic Byway and Entertainment District overlays](#)

CITIZENS PARTICIPATION:

31. [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](#)