

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)
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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.

May 22, 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.

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.

6. [VAR-27734 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BANI GRANADOS - Request for a Variance TO ALLOW TWO 57-FOOT WIDE LOTS WHERE 65-FEET IS REQUIRED on 0.71 acres at 170 Pecos Street \(APN 140-31-401-046\), R-1 \(Single Family Residential\) Zone, Ward 3 \(Reese\)](#)
7. [RQR-27455 - REQUIRED THREE YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Required Three Year Review of an approved Site Development Plan Review \(SDR-3997\) FOR A 40,649 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A 1,200 SQUARE-FOOT TEMPORARY MODULAR BUILDING on 8.55 acres at 6816 Westcliff Drive \(APN 138-27-802-004\), U \(Undeveloped\) Zone \[SC \(Service Commercial\) General Plan Designation\] under Resolution of Intent to C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
8. [SUP-27693 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL GATEWAY, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 13,969 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT GROCERY STORE at the northeast corner of Ann Road and Buffalo Drive \(APN 125-27-411-013\), TC \(Town Center\) Zone \[SC-TC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)](#)
9. [SUP-27749 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOWER REALTY & DEVELOPMENT, LLC - OWNER: 701 SHADOW, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 701 Shadow Lane \(APN 139-33-402-001\), PD \(Planned Development\) Zone \[MD-1 \(Medical Support\) - Las Vegas Medical District Special Land Use Designation\] Zone, Ward 5 \(Barlow\)](#)
10. [SDR-27593 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RALPHS GROCERY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 14,383 SQUARE-FOOT ADDITION WITH EXTERIOR MODIFICATIONS TO AN EXISTING GENERAL RETAIL STORE on 9.65 acres at the northeast corner of Bonanza Road and Pecos Road \(APNs 140-30-411-003 through 006\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
11. [SDR-27728 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR ADVERTISING - OWNER: T I E, INC. - Request for a Site Development Plan Review TO RAISE AN EXISTING 65 FOOT TALL OFF-PREMISE SIGN \(BILLBOARD\) TO A HEIGHT OF 85 FEET on 0.51 acres at 333 North 11th Street \(APN 139-35-211-041\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)

PUBLIC HEARING ITEMS

12. [ABEYANCE - GPA-26994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Community Design Element and revise the 2020 Master Plan.](#)
13. [ABEYANCE - GPA-27004 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt a Schools Facilities Element and revise the 2020 Master Plan.](#)
14. [ABEYANCE - RENOTIFICATION - 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)

15. ZON-27496 - REZONING RELATED TO GPA-27135 - PUBLIC HEARING - APPLICANT: THE TAPESTRY GROUP, INC. - OWNER: CITY OF LAS VEGAS, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [ROW (RIGHT-OF-WAY) GENERAL PLAN DESIGNATION] AND C-V (CIVIC) TO: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) AND C-V (CIVIC) 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)
16. VAC-27747 - VACATION RELATED TO GPA-27135 AND ZON-27496 - PUBLIC HEARING - APPLICANT: THE TAPESTRY GROUP, INC. - OWNER: CITY OF LAS VEGAS, ET AL - Petition to vacate a 60-foot wide public right-of-way grant generally located east of Tenaya Way, approximately 950 feet north of Westcliff Drive, Ward 1 (Tarkanian)
17. SDR-27497 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-27135, ZON-27496, AND VAC-27747 - PUBLIC HEARING - APPLICANT: THE TAPESTRY GROUP, INC. - OWNER: CITY OF LAS VEGAS, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 252-UNIT, TWO AND THREE-STORY, MULTI-FAMILY DEVELOPMENT INTENDED FOR AFFORDABLE HOUSING WITH A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARD TO ALLOW A 50-FOOT SETBACK WHERE 70 FEET ARE REQUIRED 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), U (Undeveloped) [ROW (Right-of-way) General Plan Designation] and C-V (Civic) Zones [Proposed: R-PD19 (Residential Planned Development - 19 Units Per Acre) and C-V (Civic) Zones], Ward 1 (Tarkanian)
18. ABEYANCE - GPA-27296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request to Amend a portion of the Southwest Sector of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), Ward 5 (Barlow)
19. ABEYANCE - ZON-27297 - REZONING RELATED TO GPA-27296 - PUBLIC HEARING - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way, (APNs 138-24-305-001 and 003), Ward 5 (Barlow)
20. ABEYANCE - SDR-27298 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-27296 AND ZON-27297 - APPLICANT: PRIMACK FAMILY COMPANIES, LLC - OWNER: MICHAEL VILLAGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 20,000 SQUARE-FOOT MEDICAL OFFICE/CLINIC/RETAIL DEVELOPMENT on 1.97 acres at the southwest corner of Lake Mead Boulevard and Michael Way (APNs 138-24-305-001 and 003), R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow)
21. ABEYANCE - GPA-27302 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 5.18 acres adjacent to the west side of Shaumber Road and Bright Angel Way, approximately 665 feet north of Tropical Parkway (APN 126-25-201-002), Ward 6 (Ross)
22. ABEYANCE - 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)
23. ABEYANCE - 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)

24. ABEYANCE - RENOTIFICATION - VAR-27280 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY HELMS - Request for a Variance TO ALLOW A PROPOSED HABITABLE ACCESSORY STRUCTURE (CLASS I) TO BE 25 FEET IN HEIGHT WHERE A HEIGHT OF 11.75 FEET IS PERMITTED AND TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on 0.22 acres at 809 Upland Boulevard (APN 138-36-403-007), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian) NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A 920 SQUARE-FOOT ACCESSORY STRUCTURE WHERE A MAXIMUM OF 853.5 SQUARE FEET IS ERMITTED
25. ABEYANCE - RENOTIFICATION - SUP-27281 - SPECIAL USE PERMIT RELATED TO VAR-27280 - PUBLIC HEARING - APPLICANT/OWNER: TERRY HELMS - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 809 Upland Boulevard (APN 138-36-403-007), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)
26. ABEYANCE - VAR-27287 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW 432 PARKING SPACES WHERE 557 SPACES WERE ALLOWED on 31.40 acres at the southwest corner of Alexander Road and I-215 (APNs 137-12-114-001 through 077, 122 through 126, 158 through 304 and 310 through 371), PD (Planned Development) Zone, Ward 4 (Brown)
27. ABEYANCE - RQR-26970 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RIVERPARK IV, LLC - Required Review of an approved Special Use Permit (SUP-3115) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGN (BILLBOARD) at 6118 West Sahara Avenue (APN 163-02-802-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
28. ABEYANCE - 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)
29. ABEYANCE - 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)
30. VAR-27696 - VARIANCE - PUBLIC HEARING - APPLICANT: NADA HADDAD - OWNER: 3140 VALLEY VIEW, LLC - Request for a Variance TO ALLOW 42 PARKING SPACES WHERE 46 ARE REQUIRED FOR A PROPOSED RESTAURANT IN A PARKING IMPAIRED SITE on 0.83 acres at 3140 Valley View Boulevard (APN 162-08-410-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
31. SUP-27662 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA HEALTH CENTERS, INC. - OWNER: ABONA FAMILY, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER (WIC) at 4601 West Sahara Avenue, Suite I (APN 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
32. SUP-27685 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LB/VPC NEV-CENTENNIAL HILLS, LLC - Request for a Special Use Permit FOR A PROPOSED 145,254 SQUARE FOOT CONVALESCENT CARE FACILITY IN AN APPROVED MEDICAL OFFICE/COMMERCIAL DEVELOPMENT at the northwest corner of Durango Drive and Grand Montecito Parkway (APN 125-29-512-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

CITIZENS PARTICIPATION:

33. 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

