

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 Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
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Councilman Ricki Y. Barlow (Ward 5)
City Manager Douglas Selby

COMMISSIONERS

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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 8, 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-27023 - TENTATIVE MAP - SPINNAKER HOMES AT THE ORCHARDS - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES IX, LLC - Request for a Tentative Map FOR A 100-LOT SINGLE](#)

FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to 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)

7. TMP-27498 - TENTATIVE MAP - THE PALMS AT PECCOLE RANCH CONDOMINIUMS - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: PECCOLE RANCH 9-B, LLC - Request for a Tentative Map FOR A 404-UNIT CONDOMINIUM SUBDIVISION on 17.57 acres located at 9599 West Charleston Boulevard (APN 163-06-510-001). R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)
8. ANX-27333 - ANNEXATION - OWNER/APPLICANT: VICTOR HECKER, SHAWNDA LOGAN SMITH, MARILYN SUE FORD - Petition to annex property located on the southwest corner of Jones Boulevard and Elkhorn Road, containing approximately 0.83 acres (APN 125-23-502-008), 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.

9. VAC-27447 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: HOTSPUR RESORTS NEVADA, LTD - Petition to Vacate an ingress/egress right-of-way generally located 340 feet north of the northwest corner of Rampart Boulevard and Canyon Run Drive, Ward 2 (Wolfson)
10. SUP-27505 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEWART & NELLIS PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 16,206 SQUARE-FOOT GROCERY STORE at 317 North Nellis Boulevard (APN 140-32-601-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
11. SUP-27506 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FACCHINO LABERBERA SAHARA, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN APPROVED 17,307 SQUARE-FOOT GROCERY STORE located at 4580 West Sahara Avenue (APN: 162-06-411-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
12. SUP-27536 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHIPOTLE MEXICAN GRILL, OWNER: ROCKSPRINGS PLAZA INVESTMENT, LLC - Request for a Special Use Permit FOR A PROPOSED SERVICE BAR AT AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 339-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 7175 West Lake Mead Boulevard Suite #105 (APN 138-22-701-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
13. SDR-27449 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KURT AND DEBORAH MYCHAJLONKA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH THE EXISTING HOUSE TO REMAIN VACANT AND A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.53 acres at 4309 Thom Boulevard (APN: 138-01-701-003), C-1 (Limited Commercial), Ward 6 (Ross)

PUBLIC HEARING ITEMS

14. ABEYANCE - 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)
15. ABEYANCE - 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)
16. ABEYANCE - 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)
17. ABEYANCE - 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)
18. ABEYANCE - 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)
19. ABEYANCE - 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)
20. 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)
21. 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)
22. ZON-27507 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Request for a Rezoning FROM: U (UNDEVELOPED) [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 5.0 acres on the north side of Centennial Parkway approximately 330 feet west of Fort Apache Road (APN 125-19-802-013), Ward 6 (Ross)

23. SDR-27508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-27507 - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: LAS VEGAS VALLEY WATER DISTRICT ET AL. - Request for a Site Development Plan Review FOR A PROPOSED 10,719 SQUARE-FOOT UTILITY INSTALLATION on 14.0 acres at the northwest corner of Fort Apache Road and Centennial Parkway (APNs: 125-19-802-006 and 013), C-V (Civic) and U (Undeveloped) [L (Low Density Residential) General Plan Designation] Zones [Proposed: C-V (Civic) Zone], Ward 6 (Ross)
24. SUP-27448 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JADETREE MONEY STORES - OWNER: MVR CORPORATION - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW 1120 SQUARE FEET OF FLOOR AREA WHERE 1500 IS REQUIRED at 1610 West Oakey Boulevard (APN 162-04-602-009), M (Industrial) Zone, Ward 3 (Reese)
25. RQR-27423 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: PKI RAINBOW PROMENADE, LLC - Required Five Year Review of an approved Special Use Permit (U-0137-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE SIGN (BILLBOARD) at 2201 North Rainbow Boulevard (APN 138-22-603-001), C-1 (Limited Commercial), Ward 6 (Ross)

CITIZENS PARTICIPATION:

26. 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