

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)
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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.

June 26, 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-28062 - TENTATIVE MAP - DONALD GARDENS II - APPLICANT/OWNER: PAY DIRT DEVELOPMENT & INVESTMENT, LLC - Request for a Tentative Map FOR A PROPOSED 64-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 12.90 acres adjacent to the north side of Dorrell Lane, approximately 450 feet west of Decatur Boulevard \(APNs 125-24-503-001, 002, 004, 008, 009, 011 and 017\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-1 \(Single Family Residential\) Zone, Ward 6 \(Ross\)](#)

7. [TMP-28099 - TENTATIVE MAP - GOLD SPIKE - APPLICANT: SIEGEL GROUP NEVADA, INC. - OWNER: GOLD SPIKE HOLDINGS, LLC, ET AL - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.55 acres at 400 East Ogden Avenue \(APNs 139-34-501-013 through 015, 139-34-510-034 and 043\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
8. [ANX-28046 - ANNEXATION - APPLICANT/OWNER: VERLA WILSON - Petition to Annex property at 4742 Balsam Street, containing approximately 0.86 acres \(APN 138-03-510-022\), Ward 4 \(Brown\)](#)
9. [ANX-28048 - ANNEXATION - APPLICANT/OWNER: SCOTT ASHJIAN - Petition to Annex property at 6991 West Red Coach Avenue, containing approximately 0.99 acres \(APN 138-03-602-001\), 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.

10. [WVR-26389 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: WOLF CREEK HOME OWNERS ASSOCIATION - Request for a Waiver of Title 18.12.130 TO ALLOW CANYON RANCH STREET TO END IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED generally located between Amber Station Avenue and Delonee Skies Avenue \(APN 125-12-299-007\), R-PD3 \(Residential Planned Development - 3 Units Per Acre\) Zone, Ward 6 \(Ross\)](#)
11. [SUP-26823 - SPECIAL USE PERMIT RELATED TO WVR-26389 - PUBLIC HEARING - APPLICANT/OWNER: WOLF CREEK HOME OWNERS ASSOCIATION - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN AN EXISTING RESIDENTIAL DEVELOPMENT generally located east of Jones Boulevard approximately 660 feet north of Horse Drive \(APN 125-12-299-007\), R-PD3 \(Residential Planned Development - 3 Units Per Acre\) Zone, Ward 6 \(Ross\)](#)
12. [VAC-26418 - VACATION RELATED TO SUP-26823 AND WVR-26389 - PUBLIC HEARING - APPLICANT/OWNER: WOLF CREEK HOME OWNERS ASSOCIATION - Petition to Vacate Amber Station Avenue, Soaring High Street, Glenmere Avenue, Chestnut Run Avenue, Dakota Trace Circle and a portion of Canyon Ranch Street generally located east of Jones Boulevard 660 feet north of Horse Drive, Ward 6 \(Ross\)](#)
13. [VAC-28087 - VACATION - PUBLIC HEARING - APPLICANT: GREEN STREET PROPERTIES - OWNER: SOUTHWEST DESERT EQUITIES, LLC, DESERT HILLS PROPERTIES, LLC & BRAIN SURGERY, LLC - Petition to Vacate U.S. Government Patent Easements generally located approximately 940 feet from the southeast corner of Deer Springs Way and Hualapai Way, Ward 6 \(Ross\)](#)
14. [VAC-28094 - VACATION - PUBLIC HEARING - APPLICANT: NEWLAND COMMUNITIES - OWNER: OFFICE DISTRICT PARKING I, LLC & CITY PARKWAY IV, INC. - Petition to Vacate a 60-foot wide drainage easement generally located at Grand Central Parkway and Bonneville Avenue along the west side of the railroad right-of-way to Ogden Avenue, Ward 5 \(Barlow\)](#)
15. [RQR-28093 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JERMAL, LLC - Required Two Year Review of an approved Special Use Permit \(SUP-2291\) WHICH ALLOWED A 65-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1851 North Rainbow](#)

Boulevard (APN 138-22-812-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

16. RQR-28128 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: DENNIS HANCOCK - OWNER: ZYGMUNT AMARETTI - Required Two Year Review of an approved Special Use Permit (SUP-2203) WHICH ALLOWED AN AUTO REPAIR GARAGE, MAJOR AND WAIVERS TO ALLOW MAJOR REPAIR AND SERVICE WORK OUTSIDE OF AN ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese)
17. RQR-28136 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: U-HAUL REAL ESTATE COMPANY - Required Two-Year Review of an approved Special Use Permit (SUP-12936) TO RAISE THE HEIGHT OF AN EXISTING OFF-PREMISE SIGN (BILLBOARD) TO 30 FEET ABOVE THE HEIGHT OF THE U.S. 95 FREEWAY (OR 55 FEET) at 2021 West Bonanza Road (APNs 139-28-401-001 and 023), C-2 (General Commercial) Zone, Ward 5 (Barlow)
18. SUP-27424 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRICKET COMMUNICATIONS - OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit FOR THE PROPOSED CO-LOCATION OF ANTENNAS AND A 10-FOOT EXTENSION TO AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 600 North Eastern Avenue (APN 139-25-407-006), C-V (Civic) Zone, Ward 3 (Reese)
19. SUP-28131 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YONATAN MABAT - OWNER: THE JUNIOR CORP. - Request for a Special Use Permit FOR A PROPOSED SECONDHAND DEALER at 806 South Las Vegas Boulevard (APN 139-34-410-158), C-2 (General Commercial) Zone, Ward 3 (Reese)
20. SDR-28083 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: COX COMMUNICATIONS LV, INC. - Request for a Major Amendment to an approved Site Development Plan Review FOR A 1,650 SQUARE-FOOT EXPANSION TO AN EXISTING 1,637 SQUARE-FOOT UTILITY INSTALLATION on 3.9 acres at 2451 Ernest May Lane (APN 139-29-715-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

PUBLIC HEARING ITEMS

21. 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)
22. 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)
23. 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)
24. ABEYANCE - VAR-27954 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: NEVADA POWER COMPANY - Request for a Variance TO ALLOW A 14-FOOT WALL WHERE 8-FEET IS THE MAXIMUM ALLOWABLE HEIGHT at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial)

Zone, Ward 5 (Barlow)

25. ABEYANCE - SDR-27953 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-27954 - PUBLIC HEARING - OWNER/APPLICANT: NEVADA POWER COMPANY - Request for a Site Development Plan Review FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
26. ABEYANCE - 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)
27. ABEYANCE - SDR-27314 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-27309 AND ZON-27311 - PUBLIC HEARING - APPLICANT/OWNER: EMERALD LAKE INC., ET AL - Request for a Site Development Plan Review FOR A PROPOSED 17,620 SQUARE-FOOT RETAIL DEVELOPMENT, INCLUDING A 2,000 SF MEDICAL OFFICE BUILDING WITH WAIVER TO ALLOW A 3.5-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE A FIFTEEN FOOT LANDSCAPE BUFFER IS REQUIRED on 2.1 acres on the south side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225, 294, 295 and 332), Ward 5 (Barlow)
28. ZON-28018 - REZONING - PUBLIC HEARING - APPLICANT: BLOKHAUS DEVELOPMENT, LP - OWNER: ARTCENTRAL SOUTH, LLC - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 0.48 acres at the southwest corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-210-039 and 040), Ward 3 (Reese)
29. SDR-28017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-28018 - PUBLIC HEARING - APPLICANT: BLOKHAUS DEVELOPMENT, LP - OWNER: ARTCENTRAL SOUTH, LLC - Request a Site Development Plan Review FOR A 55-UNIT APARTMENT COMPLEX WITH WAIVERS OF THE DOWNTOWN CENTENNIAL STREETScape AND ARCHITECTURAL STANDARDS on 0.48 acres at the southwest corner of Utah Avenue and Casino Center Boulevard (APNs 162-03-210-039 and 040), Ward 3 (Reese)
30. VAR-28081 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DAVID MADDOX - Request for a Variance TO ALLOW A 0.5-FOOT SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING on 0.48 acres at 3220 North Rancho Drive (APN 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Ross)
31. SDR-28080 - RELATED TO VAR-28081- PUBLIC HEARING - APPLICANT/OWNER: DAVID MADDOX - Request for a Site Development Plan Review FOR AN EXISTING BUILDING & LANDSCAPE MATERIAL/LUMBER YARD WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, SOUTH AND EAST PERIMETER WHERE AN EIGHT-FOOT BUFFER IS REQUIRED on 0.96 acres at 3220 and 3240 North Rancho Drive (APNs 138-12-810-004 and 005), C-2 (General Commercial) Zone, Ward 6 (Ross)
32. SUP-28105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: STEPHEN AND CYNTHIA BAKER - Request for a Special Use Permit FOR A PROPOSED 975 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6300 Racel Street (APN 125-11-703-004), R-E (Residence Estates) Zone, Ward 6 (Ross)
33. SUP-28127 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIP BAIL BONDS - OWNER: CLARENCE AND KRESSIE NOBLE - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1363 West Owens Avenue (APN 139-28-502-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
34. SUP-28130 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FOCUS IN SOUTHERN NEVADA - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 1140 Almond Tree Lane, Suite #306 (APN 162-03-801-131), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
35. SDR-28121 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: THE CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 144-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

36. [SDR-28133 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: STATE PUBLIC WORKS BOARD - OWNER: STATE OF NEVADA DIVISION OF LANDS - Request for a Site Development Plan Review FOR A PROPOSED 7,824 SQUARE-FOOT ADDITION TO AN EXISTING 58,400 SQUARE-FOOT PSYCHIATRIC HOSPITAL on 66.57 acres at 1302 South Jones Boulevard \(APN 163-02-601-007\), C-V \(Civic\) Zone, Ward 1 \(Tarkanian\)](#)

DIRECTOR'S BUSINESS:

37. [DIR-27811 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Provide an update on the Las Vegas 2020 Master Plan.](#)
38. [TXT-28053 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Zoning Ordinance "Title 19" to update and revise various requirements and make corrections and clarifications as appropriate to Chapters 19.00, 19.02, 19.04, 19.06, 19.08, 19.12, 19.18, and 19.20.](#)

CITIZENS PARTICIPATION:

39. [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](#)