

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

Byron Goynes, Chair
Glenn E. Trowbridge, Vice Chair
Richard Truesdell
Steven Evans
David W. Steinman
Sam C. Dunnam
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.

July 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-28262 - TENTATIVE MAP - THE ECHELON - APPLICANT/OWNER: TOWNE VISTAS, LLC - Request for a Tentative Map FOR A 372-UNIT CONDOMINIUM DEVELOPMENT on 14.54 acres on the south side of Echelon Point Drive, approximately 620 feet east of Fort Apache Road \(APN 125-20-313-000\), T-C \(Town Center\) Zone \[M-TC \(Medium Density Residential - Town Center\) Special Land Use Designation\], 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. [RQR-28191 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AMS IV LAS VEGAS INVESTMENTS, LLC - Required Five-Year Review of an approved Variance \(V-0184-95\) WHICH ALLOWED A 14 FOOT BY 48 FOOT OFF-PREMISE SIGN \(BILLBOARD\) TO BE 144 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE 300 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED at 4851 E Bonanza Road \(APN 140-32-502-001\), C-1\(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
8. [VAC-28269 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: 3920 ROWLAND AVE, LLC - Petition to Vacate a 30-foot wide by 379.97-foot section of Rowland Avenue south of Alexander Road, Ward 6 \(Ross\)](#)
9. [VAC-28278 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PATRICIA F. JACOBS, ET AL - Petition to Vacate a portion of Comstock Drive between Vegas Drive and Gold Hill Avenue, Ward 5 \(Barlow\)](#)

PUBLIC HEARING ITEMS

10. [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 \(Barlow\)](#)
11. [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 \(Barlow\)](#)
12. [ABEYANCE - SDR-27948 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: FC RTC 20, LLC - Request for a Site Development Plan Review FOR A PROPOSED TRANSIT PASSENGER FACILITY WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STREETSCAPE STANDARDS on 2.75 acres at the southwest corner of Bonneville Avenue and Casino Center Boulevard \(APN 139-34-301-008\), C-2 \(General Commercial\) Zone and R-4 \(High Density Residential\) Zone under Resolution of Intent to C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
13. [GPA-28283 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request to Amend the Southeast Sector of the General Plan FROM: DR \(DESERT RURAL DENSITY RESIDENTIAL\) AND L \(LOW DENSITY RESIDENTIAL\) TO: SC \(SERVICE COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
14. [ZON-28281 - REZONING RELATED GPA-28283 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-1 \(LIMITED COMMERCIAL\) on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
15. [SUP-28287 - SPECIAL USE PERMIT RELATED TO GPA-28283 AND ZON-28281 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Special Use Permit FOR A PROPOSED BUILDING MAINTENANCE SERVICE AND SALES FACILITY adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)

16. [SDR-28286 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28283, ZON-28281 AND SUP-28287 - PUBLIC HEARING - APPLICANT/OWNER: DARRELL E. JACKSON, ET AL - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 17,004 SQUARE FOOT BUILDING MAINTENANCE SERVICE AND SALES FACILITY on 1.45 acres adjacent to the west side of Martin L. King Boulevard, approximately 1,450 feet south of Charleston Boulevard \(APNs 162-04-601-001 and 002\), Ward 1 \(Tarkanian\)](#)
17. [GPA-28312 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: R \(RURAL\) TO: PF \(PUBLIC FACILITIES\) on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue \(APN 140-29-801-001\), Ward 3 \(Reese\)](#)
18. [ZON-28311 - REZONING RELATED TO GPA-28312 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-PD2 \(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE\) TO: C-V \(CIVIC\) on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue \(APN 140-29-801-001\), Ward 3 \(Reese\)](#)
19. [WVR-28569 - WAIVER RELATED TO GPA-28312 AND ZON-28311 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Waiver to Title 18.12.130 TO ALLOW NETTIE AVENUE TO TERMINATE IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED 120-feet west of the intersection of Nettie Avenue and Marco Street \(APN 140-29-801-001\) C-V \(Civic\) Zone, Ward 3 \(Reese\)](#)
20. [SDR-28313 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28312, ZON-28311 AND WVR-28569 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue \(APN 140-29-801-001\), R-PD2 \(Residential Planned Development - 2 Units Per Acre\) Zone \[Proposed: C-V \(Civic\)\], Ward 3 \(Reese\)](#)
21. [ZON-28325 - REZONING - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-1 \(LIMITED COMMERCIAL\) Zone on 2.78 acres on the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), Ward 3 \(Reese\)](#)
22. [VAR-28326 - VARIANCE RELATED TO ZON-28325 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Variance TO ALLOW A 11.33-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 60 FEET FOR A PROPOSED RETAIL DEVELOPMENT on 2.78 acres at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) \[PROPOSED: C-1 \(Limited Commercial\) Zone\], Ward 3 \(Reese\)](#)
23. [SUP-28323 - SPECIAL USE PERMIT RELATED TO ZON-28325 AND VAR-28326 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED CONVENIENCE STORE at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 3 \(Reese\)](#)
24. [SDR-28320 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-28325, VAR-28326 AND SUP-28323 - PUBLIC HEARING - APPLICANT: WASHINGTONPECOS, LLC - OWNER: MADRE MESA - Request for a Site Development Plan Review FOR A 4,618 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS; A 748 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 2,608 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND A 9,449 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER TO ALLOW A SIX-FOOT THREE-INCH SIDE YARD LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED on 2.78 acres at the southeast corner of Washington Avenue and Pecos Road \(APN 140-30-301-001\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-1 \(Limited Commercial\)\], Ward 3 \(Reese\)](#)
25. [VAR-28322 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Request for a Variance TO ALLOW 359 PARKING SPACES WHERE 380 SPACES ARE REQUIRED FOR A PROPOSED 234-UNIT CONDOMINIUM DEVELOPMENT on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road \(APN 126-24-410-003\), PD \(Planned Development\) Zone \[M \(Medium Residential\) Cliff's Edge Special Land Use Designation\], Ward 6 \(Ross\)](#)
- 26.

SDR-28324 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-28322 - PUBLIC HEARING - APPLICANT/OWNER: SCHNIPPEL FAMILY, LP - Request for a Major Amendment to an approved Site Development Plan Review (SDR-25985) FOR A 234-UNIT, THREE STORY CONDOMINIUM DEVELOPMENT WITH WAIVERS TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER WHERE 10 FEET IS REQUIRED; 43,180 SQUARE FEET OF OPEN SPACE WHERE 44,195 SQUARE FEET WAS APPROVED; A ZERO-FOOT UPPER FLOOR SETBACK FROM PARKING WHERE TWO FEET IS REQUIRED AND ZERO PARKING LOT LANDSCAPE ISLANDS WHERE 10 ARE REQUIRED on 9.12 acres at the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross)

27. SUP-28216 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WET PAINT MEDIA, LLC - OWNER: HUNTRIDGE SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A PROPOSED 14-FOOT BY 48-FOOT OFF PREMISE SIGN (BILLBOARD) on the south side of Charleston Boulevard, approximately 99 feet west of Maryland Parkway (APN 162-03-513-005), C-2 (General Commercial) Zone, Ward 3 (Reese)
28. SUP-28274 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER COMPANY - Request for a Special Use Permit FOR A PROPOSED 125-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at the northeast corner of Cheyenne Avenue and Durango Drive (APN 138-09-401-014), C-V (Civic) Zone, Ward 4 (Brown)
29. SUP-28293 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEARWIRE COMMUNICATIONS - OWNER: MAHILL, LLC - Request for a Special Use Permit FOR A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4221 W. Charleston Boulevard (APN 162-06-510-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
30. SUP-28297 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARIA TERESA PARRA - OWNER: SAVANNAH INVESTMENTS - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT within an existing restaurant located at 2081 North Decatur Boulevard (APN 138-24-611-039), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
31. SUP-28315 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIA BRASIL STEAKHOUSE - OWNER: FORT APACHE COMMONS PARK, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 1225 South Fort Apache Road, Suite #100 (APN 163-05-116-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
32. SUP-28328 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TEX AND LISA CARTER - Request for a Special Use Permit TO ALLOW LIVESTOCK FARMING (BOVINES/HORSES) WITH A WAIVER TO ALLOW 18 HORSES AND SEVEN BOVINES FOR A TOTAL OF 25 WHERE 12 IS THE MAXIMUM ALLOWED on 92,783 square feet at 7701 Cowboy Trail (APN 125-13-202-009), R-E (Residence Estates) Zone, Ward 6 (Ross)
33. SUP-28610 - SPECIAL USE PERMIT RELATED TO SUP-28328 - APPLICANT/OWNER: TEX AND LISA CARTER - Request for a Special Use Permit TO ALLOW A HORSE CORRAL OR STABLE (PRIVATE) WITH A WAIVER TO ALLOW 18 HORSES WHERE 12 IS THE MAXIMUM ALLOWED on 92,783 square feet at 7701 Cowboy Trail (APN 125-13-202-009), R-E (Residence Estates) Zone, Ward 6 (Ross)
34. SDR-28321 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CHABAD HEBREW CENTER - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (SYNAGOGUE) CONSISTING OF TWO 2,800 SQUARE-FOOT, ONE-STORY MODULAR BUILDINGS on a 2.02 acre portion of a 50.61 acre site on the south side of Vegas Drive, approximately 1,100 feet west of Durango Drive (APN 138-29-501-007), C-V (Civic) Zone, Ward 4 (Brown)

DIRECTOR'S BUSINESS:

35. DIR-27611 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to designate Woodlawn Cemetery as an Historic Landmark within the city of Las Vegas on 42.24 acres at 1500 Las Vegas Boulevard North (APN 139-26-101-003), C-V (Civic) Zone, Ward 5 (Barlow)

CITIZENS PARTICIPATION:

36. 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