

**PLANNING COMMISSION AGENDA**  
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011  
CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](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**  
**Vicki Quinn**  
**Keen Ellsworth**

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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.

**November 6, 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, 2<sup>nd</sup> 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. [ANX-29903 - OWNER/APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - Petition to Annex property located 1350 feet east of the North Hualapai Way alignment fronting the exit ramp for State Highway Clark County 215, containing approximately 3.69 acres \(APN 125-19-301-014\), 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.

## **PUBLIC HEARING ITEMS**

7. [ABEYANCE - SUP-28795 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRE CORPORATION - OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Special Use Permit FOR A PROPOSED 70-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4850 North Jones Boulevard \(APN 125-36-403-007\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
8. [ABEYANCE - RENOTIFICATION - VAR-29659 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: ST. LOUIS SUITES, LLC - Request for a Variance TO ALLOW A PROPOSED 250 SQUARE-FOOT WALL SIGN WHERE 50 SQUARE FEET IS THE MAXIMUM ALLOWED on 1.90 acres at 525 East St. Louis Avenue \(APN 162-03-312-016\), R-5 \(Apartment\) Zone, Ward 3 \(Reese\) NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS WHERE ONE IS PERMITTED, TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING TO FREESTANDING SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW FOR THE FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS TO BE SETBACK ONE-FOOT WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED](#)
9. [ABEYANCE - ZON-29661 - REZONING - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Rezoning FROM: C-M \(COMMERCIAL/INDUSTRIAL\) UNDER RESOLUTION OF INTENT TO R-PD16 \(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE\) TO: R-PD20 \(RESIDENTIAL PLANNED DEVELOPMENT - 20 UNITS PER ACRE\) on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), Ward 5 \(Barlow\)](#)
10. [ABEYANCE - VAR-29663 - VARIANCE RELATED TO ZON-29661 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Variance TO ALLOW 1,185 PARKING SPACES WHERE 1,231 PARKING SPACES ARE REQUIRED on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), C-M \(Commercial/Industrial\) Zone under Resolution of Intent to R-PD16 \(Residential Planned Development - 16 Units Per Acre\) \[PROPOSED: R-PD20 \(Residential Planned Development - 20 Units Per Acre\)\], Ward 5 \(Barlow\)](#)
11. [ABEYANCE - VAR-29958 - VARIANCE RELATED TO ZON-29661 AND VAR-29663 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Variance TO ALLOW 361,548 SQUARE FEET OF OPEN SPACE IN A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT WHERE 469,577 SQUARE FEET IS REQUIRED on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), C-M \(Commercial/Industrial\) Zone under Resolution of Intent to R-PD16 \(Residential Planned Development - 16 Units Per Acre\) \[PROPOSED: R-PD20 \(Residential Planned Development - 20 Units Per Acre\)\], Ward 5 \(Barlow\)](#)
12. [ABEYANCE - SDR-29658 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29661, VAR-29663 AND VAR-29958 - PUBLIC HEARING - APPLICANT: PAGEANTRY HOMES - OWNER: RANCHO PARK RESIDENTIAL, LLC - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE-STORY MULTI-FAMILY DEVELOPMENT CONSISTING OF 350 CONDOMINIUM UNITS AND 304 APARTMENT UNITS on 33.47 acres at the northwest corner of Rancho Drive and Smoke Ranch Road \(APN 139-18-410-012\), C-M \(Commercial/Industrial\) Zone under Resolution of Intent to R-PD16 \(Residential Planned Development - 16 Units Per Acre\) \[PROPOSED: R-PD20 \(Residential Planned Development - 20 Units Per Acre\)\], Ward 5 \(Barlow\)](#)
13. [ABEYANCE - RENOTIFICATION - MSP-29350 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL DURANGO PARTNERS, LLC - Request for a Major Amendment to Master Sign Plan \(ARC-26110\) FOR A 12-FOOT MONUMENT SIGN AND WAIVERS FROM THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A 12-FOOT MONUMENT SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED, AND TO ALLOW A TWO-FOOT SIGN SETBACK WHERE FIVE FEET IS THE](#)

MINIMUM SETBACK REQUIRED on 2.03 acres at 6403 North Durango Drive (APN 125-20-402-008), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross) NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A ZERO-FOOT SIGN SETBACK WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED

14. ABEYANCE - WVR-29865 - WAIVER - PUBLIC HEARING - APPLICANT: JOHN STALUPPI, JR. - OWNER: CENTENNIAL-AZURE, LLC - Request for a Waiver of the Town Center Development Standards TO ALLOW EXPOSED NEON BORDER WHERE EXPOSED NEON IS PROHIBITED on 5.29 acres at 6200 Centennial Center Boulevard (APN 125-28-610-010), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross)
15. ZON-30261 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), Ward 1 (Tarkanian)
16. VAR-30267 - VARIANCE RELATED TO ZON-30261 - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC - Request for Variances TO ALLOW A 13-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 72-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 96 FEET FOR A PROPOSED TWO-STORY OFFICE BUILDING on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian)
17. SDR-30288 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-30261 AND VAR-30267 - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,982 SQUARE-FOOT TWO-STORY OFFICE BUILDING WITH WAIVERS TO ALLOW A 13-FOOT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED ALONG THE WEST PERIMETER AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.32 acres at 216 and 220 South Jones Boulevard (APNs 138-36-112-013 and 014), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Tarkanian)
18. VAR-30268 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND SUZANNE BELL FAMILY TRUST - Request for a Variance TO ALLOW A 1.5-FOOT SIDE-YARD SETBACK FOR AN EXISTING PATIO COVER WHERE TEN FEET IS REQUIRED on 0.41 acres at 2001 Eagle Trace Way (APN 163-05-319-003), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Wolfson)
19. VAR-30271 - VARIANCE - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: REGAL PLAZA, LLC - Request for a Variance TO ALLOW A PROPOSED 10-FOOT TALL, 435 SQUARE-FOOT ROOF SIGN WHERE AN EIGHT-FOOT TALL, 150 SQUARE-FOOT ROOF SIGN IS THE MAXIMUM ALLOWED on 5.72 acres at 5831 West Craig Road (APN 138-01-312-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
20. VAR-30789 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMIE FRANCIS - Request for a Variance TO ALLOW THREE PARKING SPACES TO BACK ONTO A PUBLIC STREET WHERE TWO SPACES IS THE MAXIMUM PERMITTED at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)
21. SUP-30250 - SPECIAL USE PERMIT RELATED TO VAR-30789 - PUBLIC HEARING - APPLICANT/OWNER: ESMIE FRANCIS - Request for a Special Use Permit FOR A GROUP RESIDENTIAL CARE FACILITY (MAXIMUM SIX ADULTS) WITH A WAIVER TO ALLOW AN 830-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 919 Hazard Avenue (APN 139-29-210-021), R-1 (Single Family Residential) Zone, Ward 5 (Barlow)
22. SUP-29936 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD W BRAUNERSRITHER - OWNER: STAN QUOCK - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MAJOR at 3405 North Rancho Drive, Suite #170 (APN 138-12-801-002), C-2 (General Commercial) Zone, Ward 6 (Ross)
23. SUP-30239 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER ALLEN - Request for a Special Use Permit FOR AN EXISTING 640 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 1125 Cahlan Drive (APN 162-05-512-019), R-E (Residence Estates) Zone, Ward 1 (Tarkanian)

24. [RQR-29727 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC. - Required One-Year Review of an approved Special Use Permit \(U-0028-01\) FOR A 40-FOOT TALL, 24-FOOT X 28-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 928 South Las Vegas Boulevard \(APN 139-34-410-165\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
25. [RQR-30045 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: DR PARTNERS - Required Four-Year Review of an approved Special Use Permit \(U-0069-98\) FOR A 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1111 West Bonanza Road \(APN 139-28-801-016\), M \(Industrial\) Zone, Ward 5 \(Barlow\)](#)
26. [RQR-30162 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 1767 RANCHO, LLC - Required Five-Year Review of an approved Special Use Permit \(U-0109-94\) FOR A 40-FOOT HIGH 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 1767 North Rancho Drive \(APN 139-19-812-018\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
27. [SDR-30276 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT - Request for a Site Development Plan Review FOR THE CONSTRUCTION OF A NEW ELEMENTARY SCHOOL WITH A WAIVER OF THE CLIFF'S EDGE DEVELOPMENT STANDARDS TO ALLOW CHAIN LINK FENCING ALONG THE PERIMETER on 15.60 acres at the northwest corner of Egan Crest Drive and Severence Lane \(APN 126-13-701-016\), PD \(Planned Development\) Zone, Ward 6 \(Ross\)](#)
28. [ROC-30013 - REVIEW OF CONDITION - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOME IX LLC - Request for a Review of Condition to amend Condition Number 18 of an approved Site Development Plan Review \(SDR-27226\) which stated CONSTRUCT HALF-STREET IMPROVEMENTS INCLUDING APPROPRIATE OVER PAVING ON TENAYA WAY AND ALL INCOMPLETE IMPROVEMENTS ON GRAND TETON DRIVE AND WHISPERING SANDS DRIVE ADJACENT TO THIS SITE CONCURRENT WITH DEVELOPMENT OF THIS SITE. EXTEND ALL REQUIRED UNDERGROUND UTILITIES, SUCH AS ELECTRICAL, TELEPHONE, TRAFFIC SIGNAL SYSTEM, ETC., LOCATED WITHIN PUBLIC RIGHT-OF-WAY, PRIOR TO CONSTRUCTION OF HARD SURFACING \(ASPHALT OR CONCRETE\). ALL EXISTING PAVING DAMAGED OR REMOVED BY THIS DEVELOPMENT SHALL BE RESTORED AT ITS ORIGINAL LOCATION AND TO ITS ORIGINAL WIDTH CONCURRENT WITH DEVELOPMENT OF THIS SITE 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:**

29. [DIR-29999 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to accept the Las Vegas Downtown Pedestrian Circulation Study, Ward 3 \(Reese\) and Ward 5 \(Barlow\)](#)
30. [TXT-30471 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Lone Mountain West Master Development Plan and Design Standards to limit overall residential density to a maximum of seven units per gross acre](#)
31. [DIR-30000 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to approve the 2009 Planning Commission Dates](#)
32. [DIR-30791 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to SELECT TWO PLANNING COMMISSIONERS AND ONE ALTERNATE TO THE DOWNTOWN DESIGN REVIEW COMMITTEE, Ward 3 \(Reese\) and Ward 5 \(Barlow\)](#)

### **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](#)

