

**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**

**Byron Goynes, Chair**  
**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.

**December 4, 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.

## **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. [EOT-31281 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: KAFOURY ARMSTRONG & CO PROFIT SHARING PLAN AND TRUST, ET AL - Request for an Extension of Time of an approved Variance \(VAR-19019\) TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 15,137 SQUARE FEET IS REQUIRED FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive \(APNs 125-26-203-002, 003, and 004\), R-E \(Residence Estates\) Zone under Resolution of Intent to R-PD3 \(Residential Planned Development - 3 Units Per Acre\), Ward 6 \(Ross\)](#)
7. [RQR-30442 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: YONG H. JUNG - Required Review of a Variance \(VAR-16165\) TO ALLOW 7 PARKING SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at 505 South Decatur Boulevard \(APN 139-31-310-133\), P-R \(Professional Office and Parking\) Zone, Ward 1 \(Tarkanian\)](#)
8. [RQR-30432 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL - Required Review of an approved Special Use Permit \(SUP-13836\) FOR A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive \(APN 139-28-302-034\), R-E \(Residence Estates\) and R-E \(Residence Estates\) under Resolution of Intent to C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
9. [RQR-30447 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: W.H. BAILEY FAMILY TRUST - Required Review of an approved Special Use Permit \(SUP-2467\) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 208 East Sahara Avenue \(APN 162-03-413-023\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
10. [RQR-30483 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY BANK - Required Review of an approved Special Use Permit \(SUP-2537\) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF PREMISE SIGN \(BILLBOARD\) at 3500 West Sahara Avenue \(APN 162-05-402-007\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
11. [RQR-30484 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: CRAIG 95 LLC - Required Review of an approved Special Use Permit \(SUP-4694\) FOR A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN \(BILLBOARD\) at 7075 West Craig Road \(APN 138-03-701-003\), C-1 \(Limited Commercial\) Zone Ward 4 \(Brown\)](#)
12. [RQR-30575 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PUPPY PLAYHOUSE LLC - Required Review of an approved Special Use Permit \(SUP-13541\) FOR A PET BOARDING ESTABLISHMENT at 3223 North Rainbow Boulevard \(APN: 138-10-804-003\), C-1 \(Limited Commercial\) Zone, Ward 4 \(Brown\)](#)

### **PUBLIC HEARING ITEMS**

13. [ABEYANCE - RENOTIFICATION - ZON-29204 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-V \(CIVIC\) on 12.33 acres at the southwest corner of Sahara Avenue and Spencer Street \(APNs 162-02-203-007, 162-02-205-001, 162-02-206-002, 162-02-209-002, 162-02-302-001, 162-02-403-001, and 162-02-403-002\), Ward 3 \(Reese\)](#)
14. [ABEYANCE - RENOTIFICATION - SDR-29203 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29204 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER - Request for a Site Development Plan Review FOR A UTILITY SUBSTATION WITH 13 PROPOSED 150-FOOT TALL TRANSMISSION LINE POLES on 3.86 acres at the southwest corner of Sahara Avenue and Spencer Street, \(APN 162-02-403-001 and 002\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-V \(Civic\)\], Ward 3 \(Reese\). NOTE: APPLICATION IS FOR](#)

TRANSMISSION LINE POLES RANGING IN HEIGHT FROM 50 FEET TO 155 FEET

15. ABEYANCE - RENOTIFICATION - GPA-29565 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DIBELLA LIVING TRUST - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 0.76 acres at the southwest corner of Charleston Boulevard and Pahor Drive (APN 162-04-110-001, 002 and 162-04-101-010), Ward 1 (Tarkanian)
16. ABEYANCE - RENOTIFICATION - ZON-29566 - REZONING - RELATED TO GPA-29565 - PUBLIC HEARING - APPLICANT/OWNER: DIBELLA LIVING TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) AND P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.76 acres at the southwest corner of Charleston Boulevard and Pahor Drive (APN 162-04-110-002 and 162-04-101-010), Ward 1 (Tarkanian)
17. SDR-31595 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-29565 AND ZON-29566 - PUBLIC HEARING - APPLICANT/OWNER: DIBELLA LIVING TRUST - Request for a Site Development Plan Review FOR A 5,105 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS, TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER AND TO ALLOW A FOUR-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.76 acres at the southwest corner of Charleston Boulevard and Pahor Drive (APN 162-04-110-001, 002 and 162-04-101-010), R-1 (Single Family Residential), P-R (Professional Office and Parking) and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian)
18. RQR-30584 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FISHER BROTHERS LAS VEGAS, LLC - Required Review of an approved Variance (V-0058-94) TO ALLOW A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) 600 FEET FROM ANOTHER OFF-PREMISE SIGN WHERE 750 FEET IS THE MINIMUM SEPARATION REQUIRED at 2900 Sirius Avenue (APN 162-08-702-002), M (Industrial) Zone, Ward 1 (Tarkanian)
19. SUP-29017 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC. - Request for a Special Use Permit FOR A PROPOSED 3,312 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Brown)
20. SUP-31153 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE MURRAY - Request for a Special Use Permit FOR A GROUP RESIDENTIAL CARE FACILITY (10 PERSONS MAXIMUM) WITH A WAIVER TO ALLOW A 1,130-FOOT DISTANCE SEPARATION FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY WHERE 1,500 FEET IS REQUIRED at 2080 La Salle Street (APN 139-21-612-011), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Barlow)
21. SUP-31303 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLAUDIA BELTRAN - OWNER: NERCES HIMIDIAN - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 1440 East Charleston Boulevard (APN 162-02-110-007), C-1 (Limited Commercial), Ward 3 (Reese)
22. SUP-31305 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARK BERRY - OWNER: CENTENNIAL CENTRE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 7870 West Tropical Parkway (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
23. SUP-31358 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SPORTS, LLC - OWNER: PCB PENSIVY, LLC - Request for a Special Use Permit FOR A 10,000 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR GYM) USE WITH A WAIVER TO ALLOW THE BUSINESS TO OPEN AT 6:00 AM WHERE 8:00 AM IS ALLOWED at 9070 West Cheyenne Avenue (APN 138-08-417-006), O (Office) Zone, Ward 4 (Brown)
24. SUP-31367 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOE ZUBIA - OWNER: MARIO PENA PENA - Request for a Special Use Permit FOR AUTO REPAIR GARAGE, MINOR, WITH SERVICE BAY DOORS FACING THE RIGHT-OF-WAY at 1550 North Rancho Drive (APN 139-29-112-120), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
25. SUP-31421 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UPPER CRUST PIZZA - OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A PROPOSED 1,787 SQUARE-FOOT

BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 6440 North Durango Drive (APN 125-20-801-002), T-C (Town Center District) Zone, Ward 6 (Ross)

26. SDR-31229 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY REAL PROPERTY MANAGEMENT - Request for a Site Development Plan Review FOR A 70-SPACE PARKING LOT on 1.19 acres at the southwest corner of Kenyon Place and Desert Lane (APNs 139-33-305-011, 013, and a portion of 139-33-305-023), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow)

**CITIZENS PARTICIPATION:**

27. 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