

**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 18, 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. RQR-32084 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: NICHOLAS J. NOWICKI, LTD. - OWNER: VALLEY HEALTH SYSTEM, LLC - Request for a Required Review of an approved Site Development Plan Review (SDR-3054) FOR A PROPOSED TEMPORARY PARKING LOT AND FOR A WAIVER OF INTERNAL PARKING LOT STANDARDS on 2.42 acres at the northwest corner of Tonopah Drive and Valerie Street (APNs 139-33-302-026 through 032), PD (Planned Development) Zone, Ward 5 (Barlow)**

## **PUBLIC HEARING ITEMS**

- 7. ZON-31439 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA - Request for a Rezoning FROM: U (UNDEVELOPED) [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PR-OS (PARKS/RECREATION/OPEN SPACE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE TO: C-V (CIVIC) AND PD (PLANNED DEVELOPMENT) on 257.12 acres at the northeast corner of Alexander Road and Vegas Vista Trail (APNs 137-01-501-001, 137-01-701-005, 137-01-801-009 and 010), Ward 4 (Brown)**
- 8. ZON-31477 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: 2027 NORTH DECATUR, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.51 acres at 2047 North Decatur Boulevard (APN 138-24-611-060), Ward 5 (Barlow)**
- 9. SUP-31478 - SPECIAL USE PERMIT RELATED TO ZON-31477 - PUBLIC HEARING - APPLICANT/OWNER: 2027 NORTH DECATUR, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED 2,944 SQUARE-FOOT CONVENIENCE STORE at the northwest corner of West Lake Mead Boulevard and North Decatur Boulevard (APNs 138-24-611-060, 061, and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 5 (Barlow)**
- 10. SDR-31479 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-31477 AND SUP-31478 - PUBLIC HEARING - APPLICANT/OWNER: 2027 NORTH DECATUR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,422 SQUARE-FOOT SINGLE-STORY RETAIL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS AND TO ALLOW A PORTION OF THE WEST PERIMETER LANDSCAPE BUFFER TO BE EIGHT FEET WHERE 15 FEET IS REQUIRED on 1.54 acres at the northwest corner of West Lake Mead Boulevard and North Decatur Boulevard (APNs 138-24-611-060, 061, and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 5 (Barlow)**
- 11. VAR-29664 - VARIANCE - PUBLIC HEARING - APPLICANT: THE SIEGEL GROUP NEVADA, INC. - OWNER: CASA SUITES, LLC - Request for a Variance TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW SIX PROPOSED FREESTANDING SIGNS WHERE THREE IS THE MAXIMUM ALLOWED; TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING SIGN TO FREESTANDING SIGN AND FREESTANDING SIGN TO MONUMENT SIGN WHERE 100 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED MONUMENT SIGN on 1.33 acres at the northeast corner of Las Vegas Boulevard and Wilson Avenue (APNs 139-27-812-009, 010 and 016), C-2 (General Commercial) Zone, Ward 5 (Barlow)**

12. **VAR-32024 - VARIANCE RELATED TO VAR-29664 - PUBLIC HEARING - APPLICANT: THE SIEGEL GROUP NEVADA, INC. - OWNER: CASA SUITES, LLC** - Request for a Variance TO ALLOW ZERO PERCENT EXPOSED NEON AND OR ANIMATION WHERE SEVENTY-FIVE PERCENT IS REQUIRED FOR A PROPOSED MONUMENT SIGN AND FIVE PROPOSED FREESTANDING SIGNS on 1.33 acres at the northeast corner of Las Vegas Boulevard and Wilson Avenue (APNs 139-27-812-009, 010 and 016), C-2 (General Commercial) Zone, Ward 5 (Barlow)
13. **VAR-31680 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE A 344 SQUARE-FOOT SIGN FACE WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A PROPOSED 40-FOOT TALL FREESTANDING SIGN TO HAVE AN ELECTRONIC MESSAGE BOARD, BARE BULBS, AND EXPOSED NEON APPROXIMATELY 145 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL PROTECTION STANDARDS REQUIRE 200 FEET; TO ALLOW NINE EXISTING FIVE-FOOT TALL FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW NINE EXISTING FIVE-FOOT TALL FREESTANDING SIGNS AND ONE PROPOSED 40-FOOT TALL FREESTANDING SIGN WHERE ONE PER STREET FRONTAGE IS THE MAXIMUM ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING SIGN TO FREESTANDING SIGN on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)
14. **VAR-31854 - VARIANCE RELATED TO VAR-31680 - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE A 537 SQUARE-FOOT SIGN FACE WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW A PROPOSED 60-FOOT TALL FREESTANDING SIGN TO HAVE AN ELECTRONIC MESSAGE BOARD, BARE BULBS, AND EXPOSED NEON APPROXIMATELY 145 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL PROTECTION STANDARDS REQUIRE 200 FEET; TO ALLOW FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED; TO ALLOW FOUR EXISTING FIVE-FOOT TALL FREESTANDING SIGNS AND ONE PROPOSED 60-FOOT TALL FREESTANDING SIGN WHERE ONE PER STREET FRONTAGE IS THE MAXIMUM ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF LESS THAN 100 FEET BETWEEN FREESTANDING SIGN TO FREESTANDING SIGN on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)
15. **VAR-31691 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE SHAPPIE** - Request for a Variance TO ALLOW FOR A SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ROOM ADDITION AND PATIO COVER on 0.45 acres at 4998 Sandra Road (APN 140-29-612-016), R-E (Residence Estates) Zone, Ward 3 (Reese)
16. **RQR-31387 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: BELL REAL ESTATE, LLC** - Request for a Required Review of an approved Special Use Permit (U-0103-95) FOR A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE SIGN (BILLBOARD) at 1910 Industrial Road (APN 162-04-704-006), M (Industrial) Zone, Ward 3 (Reese)
17. **SUP-31739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: METROPCS NEVADA, LLC - OWNER: MOFFAT FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED 13-FOOT EXTENSION TO AN EXISTING 45-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 2120 Paradise Road (APN 162-03-411-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

18. **SUP-31747 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEOPLES LOAN CENTER CORPORATION - OWNER: OBA NORIKO TAKADA TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW 1050 SQUARE FEET OF FLOOR AREA WHERE 1500 IS REQUIRED AND A ZERO FOOT DISTANCE SEPARATION TO ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1000 FEET IS REQUIRED at 5310 West Sahara Avenue, Suite A (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
19. **SDR-31641 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JUAN ELIAS** - Request for a Site Development Plan Review FOR A 1,498 SQUARE-FOOT OFFICE BUILDING CONVERSION WITH WAIVERS TO ALLOW A ONE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED on 0.15 acres at 2301 East Bonanza Road (APN 139-26-811-094), N-S (Neighborhood Service) Zone, Ward 3 (Reese)
20. **SDR-31744 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LIED ANIMAL SHELTER - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR AN EXISTING 1,400 SQUARE-FOOT VETERINARY SCHOOL, AN EXISTING 1,900 SQUARE-FOOT OFFICE, AN EXISTING 4,116 SQUARE-FOOT CAT FACILITY AND A PROPOSED 2,800 SQUARE-FOOT SPAY/NEUTER CLINIC on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese)
21. **SDR-31749 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEVELOPMENT - OWNER: LIVELWORK, LLC; FC VEGAS 20, LLC; AND FC VEGAS 39, LLC** - Request for a Site Development Plan Review FOR A 303,085 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS, BUILD-TO LINE REQUIREMENTS, AND AERIAL ENCROACHMENT LIMITATION on 4.2 acres at the northwest corner of South 1st Street and Clark Avenue (APNs 139-34-210-007 through 013, and 139-34-210-019 through 023), C-2 (General Commercial) Zone and C-M (Commercial/Industrial) Zone, Ward 3 (Reese)

#### **DIRECTOR'S BUSINESS:**

22. **TXT-31878 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06, "Special Purpose and Overlay Districts," to update the design review process and standards for the Downtown Casino, Downtown Entertainment and Scenic Byway Overlay Districts, Ward 3 (Reese) and Ward 5 (Barlow)

#### **CITIZENS PARTICIPATION:**

23. **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**