

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman David W. Steinman, (Ward 4 - Interim)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Michael E. Buckley

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.

March 26, 2009
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.

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-33286 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: EWING INVESTMENTS, A PARTNERSHIP** - Required Review of an approved Variance (V-0131-90) WHICH ALLOWED AN 80-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 1405 "A" Street (APN 139-27-501-003), M (Industrial) Zone, Ward 5 (Barlow)
7. **RQR-33287 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAMAR CENTRAL OUTDOOR, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - Required Review of an approved Special Use Permit (U-0101-95) FOR ONE 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) ORIENTED TOWARD INTERSTATE-15 AT A HEIGHT OF 30 FEET ABOVE THE ELEVATED FREEWAY; AND A SECOND 14-FOOT BY 48-FOOT OFF-PREMISE SIGN (BILLBOARD) ORIENTED TOWARD THE DESERT INN ROAD "SUPER ARTERIAL" AT A HEIGHT OF 55 FEET ABOVE GRADE at 3200 South Rancho Drive (APN 162-08-418-002), M (Industrial) Zone, Ward 1 (Tarkanian)
8. **VAR-33415 - VARIANCE - PUBLIC HEARING - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - Request for a Variance TO ALLOW A 10-FOOT TALL WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH AND EAST PROPERTY LINE AND TO ALLOW UNFINISHED BLOCK WHERE DECORATIVE BLOCK WITH 20% CONTRASTING MATERIALS IS REQUIRED on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), R-E (Residence Estates) Zone and R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 5 (Barlow)

PUBLIC HEARING ITEMS

9. **ABEYANCE - RENOTIFICATION - ZON-32514 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SILVER SKY TWO, LP** - Request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APNs 138-28-401-017 and 018), Ward 2 (Wolfson)
10. **ABEYANCE - RENOTIFICATION - VAR-33012 - VARIANCE RELATED TO ZON-32514 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SILVER SKY TWO, LP** - Request for a Variance TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 99 FEET on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APNs 138-28-401-017 and 018), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 2 (Wolfson) NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A 79-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 136 FEET
11. **ABEYANCE - RENOTIFICATION - SDR-33010 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-32514 AND VAR-33012 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SILVER SKY TWO, LP** - Request for a Site Development Plan Review FOR A PROPOSED TWO AND THREE-STORY, 120-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE SIX FEET IS REQUIRED on 4.71 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APNs 138-28-401-017 and 018), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 2 (Wolfson)

12. **ABEYANCE - WVR-32158 - WAIVER - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SPINNAKER HOMES V LLC** - Request for a Waiver of Town Center Development Standards TO ALLOW A FOUR-FOOT SIDEWALK WITHOUT AN AMENITY ZONE ALONG A 40-FOOT AND A 50-FOOT PORTION OF DEER SPRINGS WAY WHERE A FIVE-FOOT SIDEWALK WITH A THREE-FOOT AMENITY ZONE IS REQUIRED on 0.21 acres adjacent to Deer Springs Way, approximately 400 feet east of Fort Apache Road (APNs 125-20-214-040, 041, 059 and 125-20-297-018), T-C (Town Center) Zone [ML-TC (Medium-Low Residential - Town Center) Special Land Use Designation], Ward 6 (Ross)
13. **ABEYANCE - RENOTIFICATION - VAR-32873 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANTONIO AND CRISTINA SOSA** - Request for a Variance TO ALLOW 16 PARKING SPACES WHERE 24 ARE REQUIRED FOR THE CONVERSION OF 500 SQUARE FEET OF OFFICE TO A RESTAURANT USE on 0.56 acres at 1499 North Lamb Boulevard (APN 140-29-101-006), N-S (Neighborhood Service) Zone, Ward 3 (Reese)
14. **ABEYANCE - SUP-32748 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MV SPA - OWNER: NORTHSHORE PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW FOR THE MASSAGE ESTABLISHMENT TO REMAIN OPEN UNTIL 11:00 P.M. WHERE 9:00 P.M. IS THE LATEST ALLOWED AND A ZERO-FOOT DISTANCE SEPARATION TO A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 8370 West Cheyenne Avenue, Suite #101 (APN 138-09-420-006), C-1 (Limited Commercial) Zone, Ward 4 (Steinman)
15. **ABEYANCE - SUP-33189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIG MAMAS COOKING OR KITCHEN, INC. - OWNER: BUD HOLDINGS, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB IN AN EXISTING 4,091 SQUARE-FOOT RESTAURANT at 2230 West Bonanza Road (APNs 139-29-704-023 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
16. **ABEYANCE - SDR-33191 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-33189 - PUBLIC HEARING - APPLICANT: BIG MAMAS COOKING OR KITCHEN, INC. - OWNER: BUD HOLDINGS, LLC** - Request for a Site Development Plan Review FOR ON-SITE ALTERATIONS FOR AN EXISTING 4,091 SQUARE-FOOT RESTAURANT at 2230 West Bonanza Road (APNs 139-29-704-023 through 025), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
17. **ZON-33240 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: DEAN HARDY AND ILANA KLYM, ET AL** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.35 acres at 610 South 9th Street (APNs 139-34-810-063 and 064), Ward 3 (Reese)
18. **VAR-33369 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARCIA D. GEIL** - Request for a Variance TO ALLOW A PROPOSED 4,875 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,325 SQUARE FEET IS THE MAXIMUM SIZE ALLOWED, TO ALLOW FOR THE PROPOSED ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT, AND TO ALLOW THE PROPOSED ACCESSORY STRUCTURE (CLASS II) TO BE 24 FEET IN HEIGHT WHERE A HEIGHT OF 18 FEET IS PERMITTED on 1.05 acres at 5921 Mello Avenue (APN 125-24-302-003), R-E (Residence Estates) Zone, Ward 6 (Ross)
19. **SUP-32171 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO LARA - OWNER: 7TH STREET PROPERTIES, LLC** - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 115 North 7th Street (APN 139-34-612-086), C-2 (General Commercial) Zone, Ward 5 (Barlow)
20. **SDR-33426 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-32171 - PUBLIC HEARING - APPLICANT: FRANCISCO LARA - OWNER: 7TH STREET PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT IN AN EXISTING TWO-STORY, 7,632 SQUARE-FOOT BUILDING WITH A 6,160 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT FACILITY (OUTDOOR) at 115 North 7th Street (APN 139-34-612-086), C-2 (General Commercial) Zone, Ward 5 (Barlow)
21. **SUP-33388 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BARGAIN HUNTERS, LLC - OWNER: JACK S. LAIRD, LLC** - Request for a Special Use Permit FOR A PROPOSED 20,457 SQUARE-FOOT SECOND HAND DEALER at 1200 South Rainbow Boulevard (APN 163-02-101-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

22. **VAC-30172 - VACATION - PUBLIC HEARING - APPLICANT: FOREST CITY COMMERCIAL DEV, INC. - OWNER: LIVEWORK, LLC., ET AL** - Petition to Vacate an 80-foot wide portion of First Street between Bonneville Avenue and Garces Avenue, Ward 3 (Reese)
23. **SDR-33422 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CARDAN LINDELL NORTH, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-4551) FOR THE ADDITION OF VEHICLE DISPLAY PARKING SPACES; PARKING LOT SHADE STRUCTURES; FACADE RENOVATIONS; AND TWO PORTE COCHERES ALONG THE SOUTH AND EAST SIDES OF THE BUILDING AT AN EXISTING MOTOR VEHICLE SALES (NEW) FACILITY on 4.01 acres at 5550 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

DIRECTOR'S BUSINESS:

24. **DIR-33671 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion regarding the March 23rd Joint City Council/Planning Commission workshop on redevelopment
25. **TXT-33303 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.10, "Parking, Loading and Traffic Standards," to establish parking requirements for mixed-use developments, All Wards
26. **TXT-33703 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04 Table 2 and 19.20 to revise the regulations, applicable zoning districts, and description for the Small Wind Energy System use, All Wards

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