

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 Stavros S. Anthony, (Ward 4)
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.

June 25, 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. [APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF MAY 28, 2009](#)
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. **TMP-34429 - TENTATIVE MAP - ISAIAH CROSSING - APPLICANT/OWNER: EMERALD LAKE, INC. AND UZOMA AND MARCEL EZEOKI** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.72 acres on the north side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225, 294, 295 and 332), Ward 5 (Barlow)
7. **RQR-34329 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: SHOSHONE CATTLE AND LAND DEVELOPMENT COMPANY** - Required Review of a previously approved Special Use Permit (U-0023-95) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
8. **RQR-34410 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: PEYMAN MASACHI - OWNER: RANCHO ALLEN, LLC** - Required Review of a previously approved Special Use Permit (U-0080-96) FOR TWO 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5 (Barlow)
9. **RQR-34411 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: MICHELLE ARCHIARDI** - Required Review of a previously approved Special Use Permit (U-0025-96) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN adjacent to the west side of Rancho Drive, approximately 250 feet south of Alexander Road (APN 138-02-803-001), C-2 (General Commercial) Zone, Ward 6 (Ross)

PUBLIC HEARING ITEMS

10. **ABEYANCE - ZON-33757 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CASA SUITES, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-5 (APARTMENT) on 1.95 acres at the northeast corner of Wilson Avenue and Las Vegas Boulevard (APNs 139-27-812-009, 010 and 016), Ward 5 (Barlow)
11. **ABEYANCE - VAR-33759 - VARIANCE RELATED TO ZON-33757 - PUBLIC HEARING - APPLICANT/OWNER: CASA SUITES, LLC** - Request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED on 1.95 acres at the northeast corner of Wilson Avenue and Las Vegas Boulevard (APNs 139-27-812-009, 010 and 016), C-2 (General Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow)
12. **ABEYANCE - VAR-33760 - VARIANCE RELATED TO ZON-33757 AND VAR-33759 - PUBLIC HEARING - APPLICANT/OWNER: CASA SUITES, LLC** - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 110 ARE REQUIRED on 1.95 acres at the northeast corner of Wilson Avenue and Las Vegas Boulevard (APNs 139-27-812-009, 010 and 016), C-2 (General Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow)

13. **ABEYANCE - SDR-33761 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-33757, VAR-33759 AND VAR-33760 - PUBLIC HEARING - APPLICANT/OWNER: CASA SUITES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 50-FOOT, FOUR-STORY, 34-UNIT MULTI-FAMILY RESIDENTIAL BUILDING (APARTMENTS) WITHIN AN EXISTING 136-UNIT MULTI-FAMILY DEVELOPMENT (APARTMENTS) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF ZERO FEET ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED, AND ZERO FEET ALONG THE NORTH AND A PORTION OF THE EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 1.95 acres at the northeast corner of Wilson Avenue and Las Vegas Boulevard (APNs 139-27-812-009, 010 and 016), C-2 (General Commercial) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Barlow)
14. **ABEYANCE - ZON-33765 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow)
15. **ABEYANCE - VAR-34538 - VARIANCE RELATED TO ZON-33765 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A 73-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY REQUIRES 84 FEET, AND TO ALLOW A TRASH ENCLOSURE TO BE LOCATED 10 FEET FROM A RESIDENTIALLY ZONED PROPERTY WHERE RESIDENTIAL ADJACENCY REQUIRES 50 FEET on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS VAR-33768
16. **ABEYANCE - VAR-34539 - VARIANCE RELATED TO ZON-33765 AND VAR-34538 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Variance TO ALLOW 34 PARKING SPACES WHERE 42 PARKING SPACES ARE REQUIRED on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS VAR-33769
17. **ABEYANCE - SDR-34540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-33765, VAR-34538 AND VAR-34539 - PUBLIC HEARING - APPLICANT/OWNER: BASHIR AFZALI** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 7,180 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF FIVE FEET WHERE EIGHT FEET IS REQUIRED ALONG THE NORTH AND SOUTH PERIMETERS AND SEVEN FEET WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 0.58 acres on the east side of Martin L. King Boulevard, approximately 500 feet north of Washington Avenue (APN 139-28-604-004), Ward 5 (Barlow). NOTE: BEFORE AMENDMENT THIS APPLICATION WAS IDENTIFIED AS SDR-33767
18. **ABEYANCE - MSP-34174 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Master Sign Plan FOR A COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER SIGN STANDARDS TO ALLOW 2,609 SQUARE FEET OF FREESTANDING SIGNAGE WHERE 1,506 SQUARE FEET IS PERMITTED, A 100-FOOT PYLON SIGN WHERE 24 FEET IS PERMITTED, THREE MONUMENT SIGNS ALONG THE EL CAPITAN WAY STREET FRONTAGE WHERE TWO ARE PERMITTED, AND TO ALLOW WALL SIGNS TO FACE AN EXISTING RESIDENTIAL DEVELOPMENT THAT IS LOCATED OUTSIDE THE LIMITS OF THE CENTENNIAL HILLS TOWN CENTER WHERE SUCH IS NOT PERMITTED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-202-001, 125-17-601-012 and 017), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation)], Ward 6 (Ross)
19. **VAR-34465 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORRAINE-WALD FAMILY TRUST** - Request for a Variance TO ALLOW AN EXISTING FIVE-FOOT TALL SOLID WALL WITHIN THE FRONT YARD SETBACK WHERE THE TOP THREE VERTICAL FEET MUST BE OPEN on 0.45 acres at 2909 Coast Line Court (APN 163-08-220-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 2 (Wolfson)
20. **VAR-34467 - VARIANCE - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: UNIVERSITY BOARD OF REGENTS** - Request for a Variance TO ALLOW AN EIGHT-FOOT RETAINING WALL WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on a portion of a 75.82 acre site at the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN 163-02-501-002), C-V (Civic) Zone, Ward 1 (Tarkanian)

21. **SDR-34459 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: UNIVERSITY BOARD OF REGENTS** - Request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT FIRE STATION AND INSTRUCTIONAL CENTER on a portion of a 75.82 acre site at the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN 163-02-501-002), C-V (Civic) Zone, Ward 1 (Tarkanian)
22. **SDR-34468 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: UNIVERSITY BOARD OF REGENTS** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-3329) FOR A PROPOSED 18,000 SQUARE-FOOT ADDITION TO AN EXISTING BUILDING on a portion of a 75.82 acre site at the northeast corner of Oakey Boulevard and Torrey Pines Drive (APN 163-02-501-002), C-V (Civic) Zone, Ward 1 (Tarkanian)
23. **VAR-34515 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 37 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic) Zone, Ward 5 (Barlow)
24. **RQR-34323 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MARSHALL FAMILY, LIMITED PARTNERSHIP** - Required Review of a previously approved Special Use Permit (U-0126-94) FOR A 40-FOOT HIGH, 14-FOOT BY 48-FOOT OFF-PREMISE SIGN at 2330 Industrial Road (APN 162-04-802-007), M (Industrial) Zone, Ward 3 (Reese)
25. **SDR-34450 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 521 SOUTH THIRD, LLC** - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-23906) FOR A 34-FOOT HIGH, 5,705 SQUARE-FOOT OFFICE BUILDING WITH THREE PARKING SPACES on 0.16 acres at 521 South 3rd Street (APN 139-34-311-092), C-2 (General Commercial) Zone, Ward 3 (Reese)
26. **SDR-34462 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNITED STATES OF MEXICO** - Request for a Site Development Plan Review FOR A PROPOSED 3,206 SQUARE-FOOT ADDITION TO AN EXISTING 9,979 SQUARE-FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN SETBACK REQUIREMENTS on 0.48 acres at the northeast corner of Hoover Avenue and 6th Street (APNs 139-34-410-204 and 205), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
27. **SDR-34463 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EVA AND ANDREW FRANK** - Request for a Site Development Plan Review FOR THE ADDITION OF A TWO-STORY, NINE-UNIT APARTMENT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG PORTIONS OF THE NORTH AND EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 0.72 acres at 1774 Willow Trail and 3900 Melody Lane (APNs 139-19-802-001 and 003), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow)
28. **SDR-34464 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: REGAL PLAZA PAD D, LLC** - Request for a Major Amendment of a previously approved Site Development Plan Review (SDR-20711) FOR THE ADDITION OF A RESTAURANT WITH DRIVE-THROUGH TO AN EXISTING 5,566 SQUARE-FOOT RETAIL BUILDING WITH A WAIVER OF TITLE 19.12.040(E) UTILITY BOX AND INSTALLATION SCREENING STANDARDS on 8.16 acres at the southeast corner of Craig Road and Jones Boulevard (APN 138-01-312-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
29. **SDR-34469 - 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 ADJACENT TO 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) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian)

DIRECTOR'S BUSINESS:

- 30. **DIR-34586 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Provide an annual report on the Las Vegas 2020 Master Plan.
- 31. **DIR-34649 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Progress report by the Planning & Development Department regarding the development of corridor plans as discussed at the March 23rd 2009 Joint City Council and Planning Commission workshop.

CITIZENS PARTICIPATION:

- 32. **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**