

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
Gus W. Flangas

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.

August 13, 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 JULY 9, 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. **EOT-34971 - EXTENSION OF TIME - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC -** Request an Extension of Time of an approved Variance (VAR-22723) TO ALLOW A WALL TO CONTAIN NO CONTRASTING MATERIAL WHERE TWENTY PERCENT CONTRASTING MATERIAL IS REQUIRED on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APN 139-28-302-034), R-E (Residence-Estates) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow)
7. **EOT-34972 - EXTENSION OF TIME - SITE DEVELOPMENT REVIEW - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC -** Request for an Extension of Time of an approved Major Amendment (SDR-22206) of an approved Site Development Plan Review (SDR-13833) FOR A COMMERCIAL DEVELOPMENT OF 30,000 SQUARE FEET OF HARDWARE STORE, 30,000 SQUARE FEET OF OFFICE SPACE, 40,000 SQUARE FEET OF COVERED STORAGE AREA, AND 60,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR) WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A 10-FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG SOUTH PROPERTY LINE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APN 139-28-302-034), R-E (Residence-Estates) Zone, R-3 (Medium Density Residential) Zone and C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow)
8. **RQR-34844 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: WMC III ASSOCIATES, LLC -** Required Review of an approved Rezoning (Z-0100-97) WHICH ALLOWED AN EXISTING 80-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE SIGN on property bounded by U.S. 95, I-15 and Grand Central Parkway (APN 139-33-511-004), PD (Planned Development) Zone, Ward 5 (Barlow)
9. **VAC-35041 - VACATION - PUBLIC HEARING - APPLICANT: JHR ASSOCIATES - OWNER: REBEL OIL COMPANY INC. -** Petition to Vacate a 10-foot wide public sewer easement located on the east side of Pecos Road approximately 140 feet south of Washington Avenue, Ward 3 (Reese)

PUBLIC HEARING ITEMS

10. **ABEYANCE - SUP-34152 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRELESS, LLC - OWNER: KP PROPERTIES, LLC -** Request for a Special Use Permit FOR THE INSTALLATION OF FOUR ADDITIONAL ANTENNAS ONTO TWO EXISTING ROOFTOP MOUNTED ARRAYS AT A HEIGHT OF 50 FEET AND TWO ADDITIONAL ANTENNAS ON AN EXISTING FLUSH MOUNTED WALL ARRAY AT A HEIGHT OF 42 FEET ON AN EXISTING BUILDING at 1050 East Sahara Avenue (APN 162-03-801-118), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
11. **ABEYANCE - RQR-34160 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CECILE PROPERTIES, LLC -** Required Review of a previously approved Special Use Permit (SUP-27082) FOR A SECONDHAND DEALER at 420 East Sahara Avenue (APN 162-03-416-022), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
12. **ABEYANCE - 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)

13. **ABEYANCE - 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)
14. **ABEYANCE - RENOTIFICATION - GPA-34597 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR. ARTHUR WEATHERS - OWNER: 2701 WESTWOOD, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 1.45 acres at 2701 Westwood Drive (APN 162-09-102-002), Ward 1 (Tarkanian)
15. **ABEYANCE - RENOTIFICATION - SUP-34598 - SPECIAL USE PERMIT RELATED TO GPA-34597 - PUBLIC HEARING - APPLICANT: DR. ARTHUR WEATHERS - OWNER: 2701 WESTWOOD, LLC** - Request for a Special Use Permit FOR A PROPOSED 23,390 SQUARE-FOOT, 100-INMATE CUSTODIAL INSTITUTION WITH ACCESSORY DOG KENNELS FOR TRAINING at 2701 Westwood Drive (APN 162-09-102-002), M (Industrial) Zone, Ward 1 (Tarkanian). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 22,790 SQUARE-FOOT, 120-INMATE CUSTODIAL INSTITUTION
16. **VAR-35038 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLEN A. BECKNER & CATHERINE BECKNER** - Request for a Variance FOR A PROPOSED METAL ACCESSORY STRUCTURE (CLASS II) WITH A HEIGHT OF 18 FEET WHERE 17 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A TOTAL AREA OF 2,140 SQUARE FEET WHERE 1,171 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR ALL ACCESSORY STRUCTURES IN THE REAR YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.50 acres at 638 Lacy Lane (APN 139-32-301-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian)
17. **SUP-34859 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUN CITY MOTEL - OWNER: CHETAK DEVELOPMENT CORPORATION** - Request for a Special Use Permit FOR A PROPOSED TAVERN WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET WHERE 1,500 FEET IS REQUIRED FROM A SIMILAR USE at 2233 Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese)
18. **SUP-35049 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TUNE & LUBE PLUS - OWNER: CHARLESTON PLAZA** - Request for a Special Use Permit FOR A PROPOSED 1,820 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR at 1752 East Charleston Boulevard (APN 162-02-510-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
19. **SUP-35053 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THE COOK LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 1616 South Las Vegas Boulevard, Suite #150 (APN 162-03-210-058), C-2 (General Commercial) Zone, Ward 3 (Reese)
20. **SDR-33880 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CBS OUTDOOR - OWNER: TIE, INC** - Request for a Site Development Plan Review TO REPLACE AN EXISTING OFF-PREMISE SIGN WITH AN APPROVED 85-FOOT HIGH OFF-PREMISE SIGN ON THE SAME PARCEL at 333 North 11th Street (APN 139-35-211-041), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
21. **SDR-34997 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEMS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 248 SPACE PARKING LOT, COMMERCIAL WITH WAIVERS OF THE LAS VEGAS MEDICAL DISTRICT LANDSCAPING REQUIREMENTS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED AND A TWO-FOOT SIX-INCH BLOCK WALL WHERE THREE FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.42 acres on the east side of Tonopah Drive approximately 315 feet south of Pinto Lane (APN 139-33-302-026 thru 032), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Barlow)

22. **SDR-35043 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2301 EAST SAHARA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THRU WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW BUFFER WIDTHS OF FIVE FEET, FOUR FEET, AND SEVEN FEET ALONG THE WEST, NORTH, AND EAST PROPERTY LINES, RESPECTIVELY, WHERE EIGHT FEET IS REQUIRED on 0.71 acres at 2301 East Sahara Avenue (APN 162-01-401-010), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
23. **SDR-35051 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JOSEPHS FAMILY, LP** - Request for a Site Development Plan Review FOR A PROPOSED 2,160 SQUARE-FOOT MANUFACTURED BUILDING AND A 10,000 SQUARE-FOOT WAREHOUSE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.75 acres adjacent to the east side of Sheridan Street, approximately 145 feet south of Meade Avenue (APN 162-08-303-019), M (Industrial) Zone, Ward 1 (Tarkanian)
24. **SDR-35202 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR AN EXISTING 67-SPACE PARKING LOT AND A PROPOSED 96-SPACE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFERS OF ZERO FEET ALONG THE WEST PERIMETER AND A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET AND EIGHT FEET, RESPECTIVELY, ARE REQUIRED on a portion of 6.59 acres at 1510 North Decatur Boulevard (APN 139-30-101-001), C-V (Civic) Zone, Ward 5 (Barlow)

DIRECTOR'S BUSINESS:

25. **TXT-34879 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend the Las Vegas Medical District Plan to add various lodging related uses and to make minor clarifications and corrections, Ward 5 (Barlow)
26. **DIR-35233 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Progress report by the Planning & Development Department regarding the status of Resolutions of Intent and zoning/land use conflict corrections

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**