

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.

September 24, 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 AUGUST 27, 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.

PUBLIC HEARING ITEMS

6. **ABEYANCE - GPA-34792 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (MIXED USE) TO: LI/R (LIGHT INDUSTRY/RESEARCH) on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), Ward 5 (Barlow)
7. **ABEYANCE - ZON-34793 - REZONING RELATED TO GPA-34792 - PUBLIC HEARING - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), Ward 5 (Barlow)
8. **ABEYANCE - SDR-34794 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-34792 AND ZON-34793 - APPLICANT/OWNER: GEORGE T. LOPEZ** - Request for a Site Development Plan Review TO ESTABLISH A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITHIN AN EXISTING 4,279 SQUARE-FOOT OFFICE AND WAREHOUSE DEVELOPMENT WITH PERIMETER RAZOR WIRE on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow)
9. **ABEYANCE - ZON-34775 - REZONING - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)
10. **ABEYANCE - SUP-34776 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Special Use Permit FOR A PROPOSED PARKING LOT, COMMERCIAL AND A WAIVER TO ALLOW 24-HOUR PARKING WHERE PARKING BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. IS NOT PERMITTED on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)
11. **ABEYANCE - SDR-34777 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CLARK COUNTY - OWNER: ELLIS AVENUE PROPERTIES AND JOHN BIELINSKI** - Request for a Site Development Plan Review FOR A PROPOSED 272 SPACE PARKING LOT, COMMERCIAL on 2.93 acres at 1823 West Charleston Boulevard and 1128 Shadow Lane (APNs 162-04-111-018 and 162-04-112-005), Ward 1 (Tarkanian)
12. **VAR-35528 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC** - Request for a Variance TO ALLOW 59 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
13. **SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/OWNER: BODYFLYING US, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED, AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APNs 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

14. **VAR-35543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEITH AND DIANE PONSTEIN -**
Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY RESIDENCE on 0.17 acres at 5520 Rock Creek Lane (APN 125-36-110-042), R-1 (Single Family Residential) Zone, Ward 6 (Ross)
15. **VAR-35557 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SILVER SKY TWO, LP -**
Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-019), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)
16. **SDR-35554 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35557 - 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-STORY, 40-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A 4,520 SQUARE-FOOT RECREATION BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH, WEST AND EAST PERIMETER WHERE SIX FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-019), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)
17. **VAR-35555 - VARIANCE - 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 136 FEET on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-019), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)
18. **SDR-35552 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35555 - PUBLIC HEARING -**
APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SILVER SKY TWO, LP -
Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 80-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED on 4.72 acres adjacent to the north side of Silver Sky Drive, approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-019), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson)
19. **SUP-35420 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: AUTO ZONE, INC. -**
Request for a Special Use Permit FOR A PROPOSED AUTO PARTS (ACCESSORY SALES & SERVICE) USE at 4930 Vegas Drive (APN 138-24-804-016), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
20. **SDR-35419 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-354520 - PUBLIC HEARING -**
APPLICANT/OWNER: AUTO ZONE, INC. -
Request for a Site Development Plan Review FOR A PROPOSED 5,900 SQUARE-FOOT ADDITION TO AN EXISTING 8,928 SQUARE-FOOT AUTO PARTS STORE on 1.78 acres at 4930 Vegas Drive (APN 138-24-804-016), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
21. **SUP-35468 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS, INC. -**
OWNER: TEDDY ENTERPRISES, LP. -
Request for a Special Use Permit FOR THE INSTALLATION OF NINE ANTENNAS ON AN EXISTING 110-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, AT A MAXIMUM HEIGHT OF 112 FEET at 3441 West Sahara Avenue (APN 162-08-110-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
22. **SUP-35509 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TOTAL WINE & MORE - OWNER: BOCA FASHION VILLAGE, L.L.C. -**
Request for a Special Use Permit FOR A PROPOSED 26,691 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT at 730 South Rampart Boulevard (APN 138-32-312-008), PD (Planned Development) Zone, Ward 2 (Wolfson)
23. **SUP-35541 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KIS AROUND - OWNER: WEST SAHARA ASSOCIATES -**
Request for a Special Use Permit FOR A PROPOSED 2,700 SQUARE-FOOT SECONDHAND DEALER (CHILDRENS ACCESSORIES) at 6360 West Sahara Avenue (APN 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

24. **SDR-35518 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GARETH J. SPICER** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tarkanian)

DIRECTOR'S BUSINESS:

25. **DIR-35476 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: WESTLEIGH NEIGHBORHOOD ASSOCIATION - OWNER: PEDRO FLORES, ET AL** - Request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian)

CITIZENS PARTICIPATION:

26. 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