

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.

December 3, 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 NOVEMBER 5, 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 - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)
7. **ABEYANCE - VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)
8. **ABEYANCE - VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)
9. **ABEYANCE - SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)
10. **ABEYANCE - SDR-35988 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN MHP, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)
11. **MSP-36336 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMC II ASSOCIATES, LLC** - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) FOR ADDITIONAL WALL SIGNAGE WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 14.68 acres at 445 South Grand Central Parkway (APN 139-33-511-007), PD (Planned Development) Zone, Ward 5 (Barlow)
12. **ZON-36097 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 3.45 acres located at 4700 Chantilly Avenue (APN 140-32-712-009), Ward 3 (Reese)
13. **ZON-36099 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 4.58 acres located at 275 North Mojave Road (APN 139-36-701-001), Ward 3 (Reese)

14. **VAR-36431 - VARIANCE - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SUN CITY SUMMERLIN HOMEOWNERS ASSOCIATION** - Request for a VARIANCE TO ALLOW 16 PARKING SPACES WHERE 26 ARE REQUIRED FOR A PROPOSED 7,600 SQUARE-FOOT FIRE STATION on a portion of a 12.26 acre site adjacent to the northeast corner of Del Webb Boulevard and Sundial Drive (APN 138-17-310-001), P-C (Planned Community) Zone, Ward 4 (Anthony)
15. **SUP-36436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC** - Request for a Major Amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 11,734 SQUARE-FOOT EXPANSION TO AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 300 FEET, INCLUDING A HIGHWAY (I-15) WITH A MINIMUM RIGHT-OF-WAY WIDTH OF 100 FEET, WHERE 1500 FEET IS THE MINIMUM REQUIRED FROM A SIMILAR USE at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)
16. **SDR-36434 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-36436 - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC** - Request for a Major Amendment to an approved Site Development Plan Review (SD-0063-01) FOR A PROPOSED 11,734 SQUARE-FOOT ADDITION TO AN EXISTING 25,417 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A 10-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 1.27 acres at 2801 Westwood Drive (APN 162-08-604-001), M (Industrial) Zone, Ward 1 (Tarkanian)
17. **SUP-36389 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS, INC - OWNER: DOWNTOWN MINI STORAGE PARTNERS, LP** - Request for a Special Use Permit FOR THE INSTALLATION OF THREE NEW ANTENNAS ON AN EXISTING 100-FOOT WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, AT A MAXIMUM HEIGHT OF 100 FEET at 1120 South Las Vegas Boulevard (APN 162-03-112-002), C-2 (General Commercial) Zone, Ward 3 (Reese)
18. **SDR-36432 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE-FOOT CLINIC WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF SIX-FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG ARTERIAL STREETS (ALEXANDER ROAD AND RANCHO DRIVE) WHERE FIVE FEET IS REQUIRED on 8.57 acres at 3900 Rowland Avenue (APN 138-12-102-001, 002 and 138-12-110-011), C-1 (Limited Commercial) zone, Ward 6 (Ross)

DIRECTOR'S BUSINESS:

19. **ABEYANCE - DIR-35929 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Progress report by the Planning & Development Department regarding input received at public input meetings for corridor and walkable community plans.
20. **ABEYANCE - TXT-36330 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of 19.04.010 to modify Conditional Use Regulations for the Vehicle Parking, Storage, or Repair in Residential Zoning Districts use related to recreational vehicle parking, parking surface material and defining mechanically inoperable, All Wards
21. **TXT-36494 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.14.130 to clarify when Master Sign Plans are required, All Wards
22. **TXT-36495 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of Title 19.04.010 and Title 19.20 to modify the descriptions and definitions related to motor vehicle sales uses to exclude motor scooters with an engine capacity of less than 50cc from the applicability of the motor vehicle sales related standards, All Wards
23. **TXT-36496 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of Title 19.04.010 and Title 19.20 to revise the use title, description, Conditional Use Regulations, and definition for the Outside Storage, Accessory use, All Wards

CITIZENS PARTICIPATION:

24. 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