

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 17, 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 19, 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. **SDR-36735 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26815) FOR A 42% REDUCTION IN FLOOR AREA FOR A 141 SPACE TRANSIT PASSENGER FACILITY (PARK AND RIDE) on the eastern portion of 138 acre site adjacent to the west side of Durango Drive at Westcliff Drive (APN 138-29-801-002), C-V (Civic) Zone, Ward 2 (Wolfson)

PUBLIC HEARING ITEMS

7. **ABEYANCE - GPA-35866 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)
8. **ABEYANCE - ZON-35867 - REZONING RELATED TO GPA-35866 - PUBLIC HEARING - APPLICANT/OWNER: CT-1, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.00 acres at 7204 West Craig Road (APN 138-03-201-009), Ward 4 (Anthony)
9. **ABEYANCE - RENOTIFICATION - GPA-36074 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Population Element, All Wards
10. **ABEYANCE - ZON-36093 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PR-OS (PARKS / RECREATION / OPEN SPACE) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross)
11. **ZON-36347 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 216 North Lamb Boulevard (APN 140-32-310-003), Ward 3 (Reese)
12. **SDR-36345 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-36347 - PUBLIC HEARING - APPLICANT/OWNER: JUSTO SATARAY** - Request for a Site Development Plan Review FOR A PROPOSED 1,966 SQUARE-FOOT ADDITION TO AN EXISTING 1,296 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH AND EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, SIX FEET ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.35 acres at 216 and 220 North Lamb Boulevard (APNs 140-32-310-002 and 003), R-1 (Single Family Residential) [PROPOSED: P-R (Professional Office and Parking) Zone] and P-R (Professional Office and Parking) Zones, Ward 3 (Reese)
13. **VAR-36543 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN KERN** - Request for a Variance TO ALLOW A REAR YARD SETBACK OF 11 FEET WHERE 15 FEET IS REQUIRED FOR AN EXISTING 392 SQUARE-FOOT ADDITION on 0.16 acres at 413 Meadow Valley Drive (APN 139-31-610-037), R-1 (Single Family Residential), Ward 1 (Tarkanian)

14. **VAR-36577 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)
15. **SDR-36576 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36577 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-28121) FOR SITE MODIFICATIONS FOR A PREVIOUSLY APPROVED MAXIMUM 150-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)
16. **VAR-36578 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW TEN EXISTING FREESTANDING SIGNS WHERE ONE IS ALLOWED AND TO ALLOW A DISTANCE SEPARATION OF 50 TO 80 FEET WHERE 100 FEET FROM FREESTANDING SIGN TO FREESTANDING SIGN IS REQUIRED on 2.27 acres at 2825 and 2829 West Sahara Avenue (APNs 162-08-501-003 and 004), R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian)
17. **VAR-36579 - VARIANCE - PUBLIC HEARING - APPLICANT: SIEGEL COMPANIES, INC. - OWNER: SAHARA SUITES, LLC** - Request for a Variance TO ALLOW FOUR EXISTING AND ONE PROPOSED FREESTANDING SIGNS TO HAVE A ONE-FOOT SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED; TO ALLOW FIVE FREESTANDING SIGNS WHERE ONE IS ALLOWED; TO ALLOW A 35-FOOT TALL SIGN WHERE 12 FEET IS ALLOWED; TO ALLOW A 289 SQUARE-FOOT SIGN WHERE 48 SQUARE FEET IS ALLOWED; AND TO ALLOW A DISTANCE SEPARATION OF 17 TO 25 FEET WHERE 100 FEET FROM FREESTANDING TO FREESTANDING SIGN IS REQUIRED on 1.29 acres at 2500 Teddy Drive and 2713 West Sahara Avenue (APNs 162-08-501-006 and 007), R-4 (High Density Residential) Zone, Ward 1 (Tarkanian)
18. **RQR-36373 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: GATEWAY MOTEL, INC.** - Required Review of an approved Special Use Permit (U-0028-01) FOR A 40-FOOT TALL, 28-FOOT X 24-FOOT OFF-PREMISE SIGN at 928 South Las Vegas Boulevard (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese)
19. **SUP-36551 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,079 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #105 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)
20. **SUP-36552 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: OAKBROOK REALTY & INVESTMENTS II, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,624 SQUARE-FOOT BAILBOND SERVICE at 321 South Casino Center Boulevard, Suite #110 & #115 (APN 139-34-201-020), C-2 (General Commercial) Zone, Ward 3 (Reese)
21. **SUP-36558 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: H S FAMILY, LP** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 5,166 SQUARE-FOOT RETAIL ESTABLISHMENT at 316 Fremont Street (APN 139-34-510-025), C-2 (General Commercial) Zone, Ward 5 (Barlow)
22. **SUP-36564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARICARMEN SORIA - OWNER: BONANZA SUNRISE, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A 195-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 4800 East Bonanza Road, Suite #9 (APN 140-29-801-011), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
23. **SUP-36571 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SUMMERLIN ENTERPRISES, INC. - OWNER: PATTON RAMPART, LLC** - Request for a Special Use Permit TO ADD A THRIFT SHOP (JEWELRY) USE WITHIN AN EXISTING 900 SQUARE-FOOT JEWELRY STORE at 2235 North Rampart Boulevard (APN 138-20-522-003), P-C (Planned Community) Zone, Ward 4 (Anthony)

24. SUP-36588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 3,288 SQUARE-FOOT BAILBOND SERVICE at 3325 West Sahara Avenue (APN 162-08-103-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

DIRECTOR'S BUSINESS:

25. ABEYANCE - TXT-36170 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.08 and 19.12 to provide standards for the temporary fencing of construction sites and vacant parcels, All Wards

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