

**PLANNING COMMISSION AGENDA**  
**COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011**  
**CITY OF LAS VEGAS INTERNET ADDRESS: [www.lasvegasnevada.gov](http://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**

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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.

**January 14, 2010**  
**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, 2<sup>nd</sup> 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 DECEMBER 3, 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 - 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)
7. **ABEYANCE - 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)
8. **ABEYANCE - 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)
9. **VAR-36808 - VARIANCE - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN** - Request for a Variance TO ALLOW 551 PARKING SPACES WHERE 555 SPACES ARE REQUIRED FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK on a portion of 18.07 acres at the northwest corner of Rancho Drive and Alexander Road (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
10. **SUP-36809 - SPECIAL USE PERMIT RELATED TO VAR-36808 - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC - OWNER: JAMES E. BRACKIN AND NANCY BRACKIN** - Request for a Special Use Permit FOR A PROPOSED 120 SQUARE-FOOT AUTO SMOG CHECK WITH NO STACKING LANE at 4005 North Rancho Drive (APN 138-02-814-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross)
11. **VAR-36906 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - Request for a Variance TO ALLOW AN EXISTING SIX-FOOT CHAIN LINK FENCE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ALONG THE EAST PROPERTY LINE on a portion of a 5.31 acre site at 408 Upland Avenue (APN 138-36-201-001), C-V (Civic) Zone, Ward 1 (Tarkanian)
12. **SDR-36550 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36906 - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED 22-SPACE PARKING LOT ADDITION AT AN EXISTING PUBLIC SCHOOL, PRIMARY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on a portion of a 5.31 acre site at 408 Upland Avenue (APN 138-36-201-001), C-V (Civic) Zone, Ward 1 (Tarkanian)
13. **SUP-36562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAIM GABAY - OWNER: FREMONT ASSOCIATES, INC.** - Request for a Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 8,152 SQUARE-FOOT RETAIL ESTABLISHMENT at 300 Fremont Street (APN 139-34-510-023), C-2 (General Commercial) Zone, Ward 5 (Barlow)

14. **SUP-36779 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA CITY PARTNERS, LLC - OWNER: PACPROP SERVICE, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 2,032 SQUARE-FOOT CONVENIENCE STORE AND A WAIVER TO ALLOW A 120-FOOT DISTANCE SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 4401 East Bonanza Road (APN 140-32-101-014), C-1 (Limited Commercial) Zone, Ward 3 (Reese)
15. **SUP-36782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SB LAS VEGAS, LLC - OWNER: SUMMERHILL PLAZA PARTNERS, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING 2,560 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 115-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 7541 West Lake Mead Boulevard, Suite #110 (APN 138-22-316-015), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
16. **SUP-36823 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SHREE GANESHA, INC.** - Request for a Special Use Permit FOR A PROPOSED 4,194 SQUARE-FOOT SUPPER CLUB at 4450 North Tenaya Way, Suite #115, #120, & #125 (APN 138-03-611-011), C-1 (Limited Commercial) Zone, Ward 4 (Anthony)
17. **SUP-36891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARI GONZALES - OWNER: MAIN STREET LAS VEGAS, LLC** - Request for a Special Use Permit FOR A PROPOSED 1,680 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO at 1223 South Main Street (APN 162-03-110-083), C-M (Commercial/Industrial) Zone, Ward 3 (Reese)
18. **SDR-36642 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PETRONI DEVELOPMENT, LLC** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR -6829) FOR A PLANT NURSERY AND STORAGE FACILITY WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE EAST AND SOUTH PERIMETERS WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW ZERO TREES ALONG THE EAST AND SOUTH PERIMETERS WHERE 15 WERE APPROVED on 1.03 acres at 5001 Donnie Avenue (APN 138-12-810-039), C-2 (General Commercial) Zone, Ward 6 (Ross)
19. **SDR-36787 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: AGUILAS CENTRO FAMILIAR CRISTIANO** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-28517) TO ALLOW SITE MODIFICATIONS FOR AN APPROVED TWO-STORY, 106,500 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF EIGHT FEET ALONG A PORTION OF THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 11.18 acres at the southeast corner of Madre Mesa Drive and Michael Way (APNs 138-13-701-010, 011, 012 and 036), C-V (Civic) Zone, Ward 5 (Barlow)

#### **DIRECTOR'S BUSINESS:**

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. **ABEYANCE - 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
22. **TABLED - RENOTIFICATION - TXT-34878 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 18 and Title 19 to revise and update procedures and definitions related to the issuance of permits for site grading, All Wards
23. **DIR-36759 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Election of the 2010 Planning Commission Officers

### **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