

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

Richard Truesdell, Chair
Keen Ellsworth, Vice Chair
Byron Goynes
Steven Evans
Glenn E. Trowbridge
Vicki Quinn
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.

February 25, 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, 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 JANUARY 28, 2010](#)
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-37243 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: RICHARD P. BROOKS AND GRACHELLE G. NESCHKE** - Request for an Extension of Time of a previously approved Variance (VAR-25967) TO ALLOW A SIX-FOOT REAR YARD SETBACK WHERE A 15-FOOT REAR YARD SETBACK IS REQUIRED FOR A PROPOSED 1,435 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE on 0.28 acres at 5780 Speaking Rock Avenue (APN 125-13-414-012), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross)
7. **TMP-37217 - TENTATIVE MAP - WASHINGTON/PECOS - APPLICANT/OWNER: REBEL OIL COMPANY, INC.** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.39 acres at 3505 East Washington Avenue (APN 140-30-301-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

PUBLIC HEARING ITEMS

8. **ABEYANCE - RENOTIFICATION - VAR-36958 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH** - Request for a Variance TO ALLOW FOUR PARKING SPACES WHERE NINE ARE REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD
9. **ABEYANCE - RENOTIFICATION - ROC-36960 - REVIEW OF CONDITION RELATED TO VAR-36958 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH** - Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION OF JOINT DRIVEWAYS, JOINT PARKING AND ACCESS AGREEMENTS, A CONSISTENT LANDSCAPING PLAN AND A TRAFFIC IMPACT ANALYSIS on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD
10. **ABEYANCE - RENOTIFICATION - SDR-36959 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36958 AND ROC-36960 - PUBLIC HEARING - APPLICANT/OWNER: SHARON ROTH** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,770 SQUARE-FOOT OFFICE, MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED AND ZERO-FOOT BUFFERS ALONG THE NORTH AND SOUTH PERIMETERS WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian) NOTE: THE ADDRESS HAS BEEN AMENDED TO 708 NORTH JONES BOULEVARD
11. **VAR-37295 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC** - Request for a Variance to ALLOW NO ADDITIONAL PARKING SPACES WHERE 36 ADDITIONAL SPACES ARE REQUIRED on 36.8 acres at the northwest corner of Fort Apache Road and Sahara Avenue (APNs 163-06-816-002 through 005, 007, 009, 011, 013, 015, 017, 019 through 021, 024, through 027, 029 through 034, 036 through 038), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

12. **SUP-36961 - SPECIAL USE PERMIT RELATED TO VAR-37295 - PUBLIC HEARING - APPLICANT/OWNER: WINNER PROPERTIES, LLC** - Request for a Major Amendment to an approved Special Use Permit (U-0038-98) TO ADD 2,820 SQUARE FEET OF BUILDING AREA AND OUTSIDE SEATING AREA TO AN EXISTING 7,265 SQUARE-FOOT SUPPER CLUB USE at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
13. **SDR-36962 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-37295 AND SUP-36961 - APPLICANT/OWNER: WINNER PROPERTIES, LLC** - Request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0139-88) FOR A PROPOSED 2,036 SQUARE-FOOT ADDITION TO AN EXISTING 6,648 SQUARE-FOOT COMMERCIAL BUILDING at 9500 West Sahara Avenue (APN 163-06-816-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
14. **VAR-37296 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS, LLC** - Request for a Variance to ALLOW 119 PARKING SPACES WHERE 132 SPACES ARE REQUIRED at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
15. **SUP-37153- SPECIAL USE PERMIT RELATED TO VAR-37296 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS, LLC** - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING 3,240 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
16. **VAR-37297 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC** - Request for a Variance to ALLOW 85 PARKING SPACES WHERE 91 SPACES ARE REQUIRED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
17. **SUP-37155 - SPECIAL USE PERMIT RELATED TO VAR-37297 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC** - Request for a Special Use Permit FOR A JEWELRY STORE, CLASS III USE WITHIN AN EXISTING 3,308 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED at 2475 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)
18. **SUP-37152- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAPID CASH - OWNER: BECKER INVESTMENT COMPANY, LP** - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING 2,400 SQUARE-FOOT AUTO TITLE LOAN AND FINANCIAL INSTITUTION, SPECIFIED at 1532 North Jones Boulevard (APN 138-25-101-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
19. **SUP-37198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: JAE SHIK KWON AND JI BEOM KWON, ET AL** - Request for a Special Use Permit to ADD A GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED USE (FOUR GAMING MACHINES) WITHIN AN EXISTING CONVENIENCE STORE at 1600 North Martin L King Boulevard (APN 139-21-804-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
20. **SDR-37195 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THOTES PROPERTIES, LLC.** - Request for a Site Development Plan Review FOR A PROPOSED 700 SQUARE-FOOT ADDITION TO AN EXISTING 2,000 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO-FOOT BUFFERS ALONG THE NORTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.22 acres at 4236 East Charleston Boulevard (APN 140-31-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

DIRECTOR'S BUSINESS:

21. **ABEYANCE - DIR-36987 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Progress report by the Planning & Development Department regarding the City's Sustainability Initiative
22. **DIR-37289 - DIRECTOR'S BUSINESS - PUBLIC HEARING** - Presentation by the Planning & Development Department regarding the Complete Streets initiative.

CITIZENS PARTICIPATION:

23. 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