

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.

March 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 FEBRUARY 25, 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. [SUP-37376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: A D S C, LLC - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 451 South Decatur Boulevard \(APN 139-31-221-003\), C-2 \(General Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
7. [SUP-37377- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: THREE BS INC. - Request for a Special Use Permit FOR A 47 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 14,715 SQUARE-FOOT RETAIL ESTABLISHMENT at 8633 West Charleston Boulevard \(APN 163-05-517-003\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)
8. [SUP-37378 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WALGREEN CO. - OWNER: TATSUMI INTERNAT'L LV CO. LTD. - Request for a Special Use Permit FOR A 48 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT WITH A WAIVER OF 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK at 7599 West Lake Mead Boulevard \(APN 138-22-316-009\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
9. [SUP-37385 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THE ARTS FACTORY - Request for a Special Use Permit FOR A PROPOSED 1,385 SQUARE-FOOT URBAN LOUNGE at 107 East Charleston Boulevard, Suite #155 \(APN 139-33-811-017\), C-2 \(General Commercial\) Zone, Ward 3 \(Reese\)](#)
10. [VAC-37325 - VACATION - PUBLIC HEARING - APPLICANT: CATALYST CONSULTING COMPANY - OWNER: AGUILAS CENTRO FAMILIAR CRISTIANO - Petition to Vacate public drainage easements generally located east of Michael Way and south of Madre Mesa Drive, Ward 5 \(Barlow\)](#)
11. [VAC-37359 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: ERNESTO SAVINO - Petition to Vacate public right-of-way named Little Acorn Court located north of Edgewood Avenue, Ward 1 \(Tarkanian\)](#)

PUBLIC HEARING ITEMS

12. [ABEYANCE - SUP-37068 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOVETT COMPANIES - OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Special Use Permit FOR A SUPPER CLUB WITHIN AN EXISTING 17,425 SQUARE-FOOT BUILDING at 3190 West Sahara Avenue \(APN 162-05-403-001\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
13. [ABEYANCE - 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 \(Reese\)](#)

14.

GPA-37216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Safety and Seismic Safety Element and revise the 2020 Master Plan

15. MOD-37375 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MISS DOLLY'S TAVERN - OWNER: MCW-RC NV-CENTENNIAL CROSSROADS PHASE 1, LLC - Request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) on 8.6 acres generally located at the northwest corner of John Herbert Boulevard and Centennial Parkway (APN 125-21-813-002), Ward 6 (Ross)
16. SUP-37373 - SPECIAL USE PERMIT RELATED TO MOD-37375 - PUBLIC HEARING - APPLICANT: MISS DOLLY'S TAVERN - OWNER: MCW-RC NV-CENTENNIAL CROSSROADS PHASE 1, LLC - Request for a Special Use Permit FOR A 3,534 SQUARE-FOOT LIQUOR ESTABLISHMENT, TAVERN WITH A WAIVER TO ALLOW A 147-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS THE MINIMUM DISTANCE REQUIRED at 6430 Sky Pointe Drive, Suite #130 (APN 125-21-813-002), Ward 6 (Ross)
17. VAR-37287 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LORRAINE BRADY - Request for a Variance TO ALLOW AN EIGHT-FOOT WALL/FENCE WITH SIX FEET OF OPEN FENCING (WROUGHT IRON) AND TWO FEET OF SOLID FENCING (BLOCK) WITHIN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.50 acres at 4112 Del Monte Avenue (APN 162-06-610-025), R-E (Residential Estate) Zone, Ward 1 (Tarkanian)
18. VAR-37379 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DESERT FOREST, LLC - Request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TOTALING 5,516 SQUARE FEET AND A PROPOSED 1,360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WHERE 1,598 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.52 acres at 6832 Thom Boulevard (APN 125-24-602-011), R-E (Residence Estates) Zone, Ward 6 (Ross)
19. SUP-37415 - SPECIAL USE PERMIT RELATED TO VAR-37379 - PUBLIC HEARING - APPLICANT/OWNER: DESERT FOREST, LLC - Request for a Special Use Permit FOR A PROPOSED 1,360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) at 6832 Thom Boulevard (APN 125-24-602-011), R-E (Residence Estates) Zone, Ward 6 (Ross)
20. VAR-37380 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - Request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED ON 26 UNDEVELOPED LOTS WITHIN A PREVIOUSLY APPROVED SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 19.71 acres generally located on the north side of Dorrell Lane, approximately 1,390 feet east of Shaumber Road (Multiple APNs), PD (Planned Development) Zone, Ward 6 (Ross)
21. SUP-37301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEPHEN MURPHY - OWNER: FOSTER-DAY CORP. - Request for a Special Use Permit TO RELOCATE AN EXISTING 36 SQUARE-FOOT AUTO SMOG CHECK ON THE SAME LOT at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)
22. SUP-37327 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - Request for a Major Amendment to a previously approved Special Use Permit (U-0045-94) FOR A PROPOSED 5,604 SQUARE-FOOT EXPANSION OF AN EXISTING 9,019 SQUARE-FOOT PAWN SHOP USE at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Reese)
23. SDR-37326 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-37327 - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - Request for a Site Development Plan Review FOR A 5,604 SQUARE-FOOT ADDITION TO AN EXISTING 9,019 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPING STANDARDS on 0.64 acres at 713 South Las Vegas Boulevard (APNs 139-34-410-177 through 179), C-2 (General Commercial) Zone, Ward 3 (Reese)
24. SUP-37358 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YEON MIN, LLC - OWNER: BIOTRON I, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A FORMER 3,888 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW A 40-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at 8427 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone, Ward 4 (Anthony)

25. [SUP-37362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA/SUPER PAWN - OWNER: NORTSHORE PLAZA, LLC - Request for a Special Use Permit FOR A PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY AND A FINANCIAL INSTITUTION, SPECIFIED WHERE 200 FEET AND 1,000 FEET, RESPECTIVELY, ARE REQUIRED at 8400 West Cheyenne Avenue \(APN 138-09-420-005\), C-1 \(Limited Commercial\) Zone, Ward 4 \(Anthony\)](#)
26. [SUP-37383 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH1 - OWNER: GWHC NEVADA, LLC - Request for a Special Use Permit TO ADD AN AUTO TITLE LOAN USE TO AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A 780-FOOT DISTANCE SEPARATION FROM ANOTHER FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED, A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, AND A BUILDING AREA OF 1,368 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED, at 8450 West Sahara Avenue, Suite #114 \(APN 163-04-406-004\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)
27. [SDR-37218 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 702 S. 6TH STREET, LLC - Request for a Site Development Plan Review FOR A PROPOSED 35-FOOT TALL TWO-STORY, 7,265 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 702 South 6th Street \(APN 139-34-410-187\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
28. [SDR-37363 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LIED FOUNDATION TRUST - Request for a Major Amendment to an approved Site Development Plan Review TO ALLOW ZERO-FOOT LANDSCAPE BUFFERS AND NO PLANTING MATERIALS ALONG THE NORTH AND EAST PERIMETERS WHERE THREE AND FOUR FEET, RESPECTIVELY, WERE PREVIOUSLY APPROVED on 2.81 acres at 3901 West Charleston Boulevard \(APN 162-06-502-003\), C-1 \(Limited Commercial\) Zone, Ward 1 \(Tarkanian\)](#)

DIRECTOR'S BUSINESS:

29. [TXT-37401 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of Title 19.04 and Title 19.20 to modify the descriptions, minimum standards, parking regulations and definitions related to the Shopping Center and Regional Mall uses, All Wards](#)
30. [TXT-37402 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.00 and 19.18 to modify procedures and application requirements for land use applications, All Wards](#)

CITIZENS PARTICIPATION:

31. [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](#)