

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Vicki Quinn, Chair
Gus W. Flangas, Vice Chair
Byron Goynes
Richard Truesdell
Todd L. Moody
Trinity Haven Schlottman
Richard P. Bonar

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.

July 10, 2012
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO 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 TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

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 AND AGREED TO BY 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. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)
5. [FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF JUNE 12, 2012](#)
6. [FOR POSSIBLE ACTION - 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.

7. [EOT-45409 - EXTENSION OF TIME - APPLICANT: WALGREEN CO. - OWNER: L V 2 N W, LLC - For possible action on a request for an Extension of Time of a Special Use Permit \(SUP-38340\) FOR A 79 SQUARE-FOOT](#)

ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,120 SQUARE-FOOT RETAIL ESTABLISHMENT at 6001 West Cheyenne Avenue (APN 138-14-501-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.

8. **EOT-45430 - EXTENSION OF TIME - APPLICANT: WALGREEN CO. - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC** - For possible action on a request for an Extension of Time of a Special Use Permit (SUP-38276) FOR AN 81 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 14,820 SQUARE-FOOT RETAIL ESTABLISHMENT at 6495 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
9. **EOT-45431 - EXTENSION OF TIME - APPLICANT/OWNER: UNITED STATES OF AMERICA, ET AL** - For possible action on a request for an Extension of Time of an approved Variance (VAR-38103) WHICH ALLOWED A 10-FOOT SCREEN WALL AND A 16-FOOT RETAINING WALL WHERE AN EIGHT-FOOT SCREEN WALL AND FOUR-FOOT RETAINING ARE THE MAXIMUM ALLOWED on 28.37 acres at 10625 Moccasin Road (APNs 126-01-101-002, 003, 004, and 016; and a portion of 126-01-201-016), C-V (Civic) Zone, Ward 6 (Ross). Staff recommends APPROVAL.
10. **EOT-45497 - EXTENSION OF TIME - APPLICANT: WALGREEN CO. - OWNER: CENTENNIAL GATEWAY, LLC** - For possible action on a request for an Extension of Time of a Special Use Permit (SUP-38213) FOR AN 82 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 15,000 SQUARE-FOOT RETAIL ESTABLISHMENT at 5610 Centennial Center Boulevard (APN 125-27-411-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
11. **TMP-45527 - TENTATIVE MAP - ANDORRA & CASTILLE - APPLICANT: WOODSIDE HOMES - OWNER: WOODSIDE PALOMAR, LLC** - For possible action on a request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.08 acres at the southwest corner of Fox Hill Drive and Alta Drive (APN 137-34-212-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers). Staff recommends APPROVAL.
12. **TMP-45230 - TENTATIVE MAP - CATALINA - APPLICANT: GREYSTONE NEVADA, LLC. - OWNER: HOWARD HUGHES CORPORATION, LLC** - For possible action on a request for a Tentative Map FOR AN 84-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.47 acres at the southwest corner of Fox Hill Drive and Paseo Breeze Drive (APN 137-34-313-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation], Ward 2 (Beers). Staff recommends APPROVAL.
13. **TMP-45536 - TENTATIVE MAP - THE ORCHARDS AT GRAND TETON & TENAYA - APPLICANT: DR HORTON - OWNER: SPINNAKER HOMES IX, LLC** - For possible action on a request for a Tentative Map FOR A 100-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 36.57 acres adjacent to the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross). Staff recommends APPROVAL.

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.

14. **SUP-45533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Major Amendment of a Special Use Permit (SUP-40748) TO REDUCE THE

BUILDING AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT FROM 9,330 SQUARE FEET TO 3,285 SQUARE FEET at 430 South Rampart Boulevard, Suite #170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers). Staff recommends APPROVAL.

15. VAC-45462 - VACATION - PUBLIC HEARING - APPLICANT: CRISCI BUILDERS - OWNER: TROPHY HILLS RESIDENCE TRUST, ET AL - For possible action on a Petition to Vacate the public sewer and drainage easements on a portion of the south side of Trophy Hills Drive and a portion of the north side of Players Club Drive, Ward 2 (Beers). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

16. ABEYANCE - VAR-45260 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC. - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED SINGLE FAMILY RESIDENCE WHERE 10 FEET IS REQUIRED on 0.10 acres at 9358 Wittig Avenue (APN 125-19-516-001), T-C (Town Center) Zone, Ward 6 (Ross). Staff recommends DENIAL.
17. ABEYANCE - SUP-45254 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC.- For possible action on a request for a Special Use Permit FOR A PROPOSED 33,977 SQUARE-FOOT TAVERN, LIMITED ESTABLISHMENT at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
18. ABEYANCE - SDR-45253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45254 - PUBLIC HEARING - APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC AND IKE GAMING, INC. - For possible action on a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT WITH PLAZA AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND DESIGN STANDARDS on 0.78 acres at the southwest corner of Fremont and Seventh Streets (APNs 139-34-611-020, 021 and 022), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
19. ABEYANCE - VAC-44911 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CHARLES SORRELLS - For possible action on a Petition to Vacate a portion of the east side of Tenth Street south of Garces Avenue and a portion of the south side of Garces Avenue east of Tenth Street, Ward 3 (Coffin). Staff recommends APPROVAL.
20. GPA-45405 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: MXU (MIXED-USE) on 1.46 acres at 310 South 9th Street (APNs 139-34-712-125 and 126), Ward 3 (Coffin). Staff recommends APPROVAL.
21. ZON-45406 - REZONING RELATED TO GPA-45405 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 1.46 acres at 310 South 9th Street (APNs 139-34-712-125 and 126), Ward 3 (Coffin). Staff recommends APPROVAL.
22. VAR-45491 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FOUNDATION FOR AN INDEPENDENT TOMORROW - For possible action on a request for a Variance TO ALLOW 43 PARKING SPACES WHERE 70 ARE REQUIRED on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
23. SDR-45490 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-45491 - PUBLIC HEARING - APPLICANT/OWNER: FOUNDATION FOR AN INDEPENDENT TOMORROW - For possible action on a request for a Major Amendment to an approved Site Development Plan Review (SDR-7218) FOR AN 8,650 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 12,600 SQUARE-FOOT OFFICE BUILDING on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
24. SUP-45455 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ABC STORES - OWNER: SMK, INC. - For possible action on a request for a Special Use Permit FOR A 200 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 5,100 SQUARE FOOT CONVENIENCE STORE at 23 Fremont Street (APN 139-34-111-037), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.

25. [SUP-45488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
26. [SDR-45489 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45488 - PUBLIC HEARING - APPLICANT: LAKES CONGREGATION OF JEHOVAH'S WITNESSES - OWNER: ROBERT F/ LINDA M MOYER TRUST](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 4,576 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP on 2.09 acres at the northeast corner of Buffalo Drive and El Parque Avenue (APN 163-03-301-002), R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
27. [SUP-45528 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CHETAK DEVELOPMENT CORPORATION](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE at 2202 Paradise Road (APN 162-03-411-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
28. [SUP-45531 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DANTE & BELINDA DAVANO](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED COMMUNITY RESIDENCE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM ANOTHER COMMUNITY RESIDENCE WHERE 660 FEET IS REQUIRED at 5041 North Cimarron Road (APN 125-33-705-001), R-E (Residential Estates) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
29. [SUP-45532 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: W & B PROPERTIES, INC.](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN USE WITHIN AN EXISTING BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 200 FEET IS REQUIRED at 7626 Westcliff Drive (APN 138-28-804-002), C-1 (Limited Commercial) Zone, Ward 2 (Beers). Staff recommends DENIAL.
30. [SUP-45539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RHINO REALTY OF NEVADA, LLC](#) - For possible action on a request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) at 3250 East Sahara Avenue (APN 162-01-801-017), C-2 (General Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
31. [SUP-45540 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 343-FOOT DISTANCE SEPARATION FROM A PARK WHERE 400 FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends DENIAL.
32. [SDR-45542 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-45540 - PUBLIC HEARING - APPLICANT/OWNER: JAMES & LORI JOHNSON](#) - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,450 SQUARE-FOOT CONVENIENCE STORE on 0.47 acres at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Coffin). Staff recommends APPROVAL.
33. [SUP-45549 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RE-NEW RECYCLING - OWNER: FLORESTA, INC.](#) - For possible action on a request for a Special Use Permit FOR A PROPOSED 33,000 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH WAIVERS TO ALLOW EIGHT-FOOT TALL SCREEN WALLS ALONG PORTIONS OF THE SOUTH AND EAST PERIMETERS AND NO MATURE EVERGREEN TREES AS REQUIRED ALONG ALL PERIMETERS at 3050 Sirius Avenue (APN 162-08-303-032), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

34. [DIR-45477 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS](#) - Presentation of the annual report on the Las Vegas 2020 Master Plan. Staff has NO RECOMMENDATION.
35. [TXT-45729 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS](#) - For discussion and possible action to amend the LVMC Title 19 to revise the standards for commercial real estate signage. Staff

recommends APPROVAL.

CITIZENS PARTICIPATION:

36. 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