



Legal Notices Transmittal and Scanning Separator Sheet

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Prepared By: astolj **SCANNED**

(Scanned By: MAR - 1 2011)

QC By: _____


AFFIDAVIT OF POSTING

(Posting required under the provisions of NRS Chapter 241)

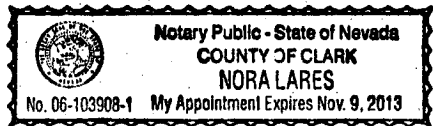
STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I, ED OAKLEY, an employee of the City of Las Vegas, Nevada, being first duly sworn, deposes and says that on the **1st day of February, 2011**, at the hour of 4:30PM there were posted copies of a NOTICE, the attached of which is a true and correct copy of a **City of Las Vegas, Planning Commission Agenda**, said meeting to be held on the **8th day of February, 2011 at 6:00 P.M.**, in Las Vegas, Nevada, on Public Bulletin Boards at the following locations:


1. City Clerk's Bulletin Board, 400 Stewart Avenue, 2nd Floor Skybridge (in the walkway area next to the entrance of the Human Resources Department)
2. Bulletin Board, City Hall Plaza, 400 Stewart Avenue (next door to Metro Records)
3. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue


SIGNATURE

Planning and Development
DEPARTMENT



Subscribed and sworn to before me this
2ND day of FEBRUARY, 2011


NOTARY PUBLIC in and for said County and State

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

Steven Evans, Chair
Glenn E. Trowbridge, Vice Chair
Byron Goynes
Richard Truesdell
Vicki Quinn
Gus W. Flangas
Todd L. Moody

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 8, 2011
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 Clerk's 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 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.

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 staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's 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 applicant's 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. 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.

5. **TMP-40556 - TENTATIVE MAP - APPLICANT: PECCOLE NEVADA CORP. - OWNER: HUALAPAI COMMONS LTD, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at the southeast corner of Charleston Boulevard and Hualapai Way (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
6. **ZON-40469 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: T-C (TOWN CENTER) [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation] on 0.54 acres at the northeast corner of Durango Drive and Juliano Road (APNs 125-29-502-020 and 025), Ward 6 (Ross). Staff recommends APPROVAL.
7. **ZON-40478 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: USA** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 5.96 acres at 333 South Las Vegas Boulevard (APN 139-34-701-001), Ward 3 (Reese). Staff recommends APPROVAL.
8. **ZON-40496 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.59 acres at 900 South Durango Drive (APN 138-32-802-001), Ward 2 (Wolfson). Staff recommends APPROVAL.
9. **RQR-40454 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAURICH PROPERTIES, INC. - OWNER: RESTAURANT ROW, LLC** - Required Review of a previously approved Variance (V-0040-97) WHICH ALLOWED A 61-FOOT TALL, 14-FOOT BY 48-FOOT TRIPLE-SIDED OFF-PREMISE SIGN WHERE A MAXIMUM DOUBLE-FACED SIGN IS ALLOWED at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
10. **SUP-40115 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN BODEGA, INC. - OWNER: RETAIL 110, INC.** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,370 SQUARE-FOOT CONVENIENCE STORE at 900 South Las Vegas Boulevard, Suite #120 (APN 139-34-411-121), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
11. **SUP-40647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FUTURE SMILES - OWNER: SCHOOL BOARD OF TRUSTEES** - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 3074 Arville Street (APN 162-07-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
12. **VAC-40649 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Petition to Vacate public right-of-way between Stewart Avenue and Mesquite Avenue to include 7th Street and an unnamed alley west of 7th Street, Ward 5 (Barlow). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

13. **ABEYANCE - GPA-40401 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Land Use Element. Staff recommends APPROVAL.

14. **ABEYANCE - VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC** - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 75% OF THE STRUCTURE WHERE 50% IS REQUIRED FOR 44 LOTS. Staff recommends DENIAL.
15. **ABEYANCE - VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT** - Request for a Variance TO ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (PLYWOOD) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-01-310-038), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.
16. **ABEYANCE - SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC.** - Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
17. **VAR-40375 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW EIGHT PARKING SPACES WHERE 48 ARE REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
18. **VAR-40543 - VARIANCE RELATED TO VAR-40375 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Variance TO ALLOW A ZERO-FOOT FRONT AND SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
19. **SDR-40374 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-40375 AND VAR-40543 - PUBLIC HEARING - APPLICANT/OWNER: GAETANO D'AGUINO** - Request for a Site Development Plan Review TO CONVERT AN EXISTING WAREHOUSE INTO A 45,398 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED on 1.03 acres at 2700 and 2770 Highland Drive (APNs 162-09-202-003 and 004), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.
20. **VAR-40419 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND ROXANNE OWINGS** - Request for a Variance TO ALLOW A 12-FOOT HIGH PERIMETER BLOCK WALL WITH TWO FEET OF RAZOR WIRE ON TOP WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW NO CONTRASTING MATERIAL WHERE A MINIMUM OF 20% IS REQUIRED on 1.35 acres at 1901-1917 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.
21. **VAR-40579 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER** - Request for a Variance TO ALLOW TWO PROPOSED ACCESSORY STRUCTURES (CLASS I AND CLASS II) WITH A COMBINED FLOOR AREA OF 3,467 SQUARE FEET WHERE 809 SQUARE FEET IS THE MAXIMUM ALLOWED, TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO), AND TO ALLOW BOTH ACCESSORY STRUCTURES TO BE 13 FEET SIX INCHES WHERE 13 FEET IS THE MAXIMUM ALLOWED on 0.45 acres at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

22. **SUP-40577 - SPECIAL USE PERMIT RELATED TO VAR-40579 - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER** - Request for a Special Use Permit FOR A PROPOSED 1,067 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WITH KITCHEN at 6308 Jennifer Court (APN 138-02-811-030), R-E (Residence Estate) Zone, Ward 6 (Ross). Staff recommends DENIAL.
23. **SUP-40520 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FREMONT PLACE, LLC** - Request for a Special Use Permit FOR A 100 SQUARE-FOOT ACCESSORY PACKAGE LIQUOR, OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING 3,553 SQUARE-FOOT CONVENIENCE STORE at 228 North Las Vegas Boulevard (APN 139-34-501-016), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
24. **SUP-40552 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.** - Request for a Special Use Permit FOR A PROPOSED HELIPAD at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
25. **SDR-40551 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40552 - PUBIC HEARING - APPLICANT/OWNER: SUNRISE MOUNTAINVIEW HOSPITAL, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 33,717 SQUARE-FOOT, 12-BED EXPANSION AND HELIPAD IN CONJUNCTION WITH AN EXISTING HOSPITAL on 28.10 acres at 3100 North Tenaya Way (APN 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
26. **SUP-40562 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC** - Request for a Major Amendment of a previously approved Special Use Permit (U-0075-98) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM A FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
27. **SDR-40563 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40562 - PUBLIC HEARING - APPLICANT: CASH AMERICA INTERNATIONAL, INC. - OWNER: L M JONES, LLC** - Request for a Major Amendment of a previously approved Plot Plan Review (Z-0116-63) FOR A 3,600 SQUARE-FOOT EXPANSION OF AN EXISTING PAWN SHOP at 5190 West Lake Mead Boulevard (APN 138-24-215-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
28. **SUP-40564 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SEQUOIA ELECTRIC - OWNER: SAGEBRUSH PROPERTY VENTURES** - Request for a Special Use Permit FOR A RENTAL STORE WITH OUTSIDE STORAGE at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 4 (Anthony). Staff recommends DENIAL.
29. **SUP-40575 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROGRESSIVE CHOICES, INC. - OWNER: FISHER BROTHERS LAS VEGAS, LLC** - Request for a Special Use Permit FOR A ROPOSED 15,669 SQUARE-FOOT SOCIAL SERVICE PROVIDER at 3000, 3010-3020 Rigel Avenue (APN 162-08-702-001), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
30. **SDR-40435 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 3RD GASS PARTNERS, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 2,086 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE REQUIREMENTS TO ALLOW A SEVEN-FOOT WIDE SIDEWALK WHERE TEN FEET IS REQUIRED AND A FRONT FACADE WITH LESS THAN 70 PERCENT ALIGNMENT ALONG THE PROPERTY LINE on 0.15 acres at 310 Gass Avenue (APN 139-34-410-112), R-4 (High Density Residential) under a Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

31. **DIR-40165 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
Update on Long Range Planning Items. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

32. **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**