

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**MAY 10, 2007**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilwoman Brenda J. Williams, Ward 5

City Manager, Douglas Selby

## Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

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.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Compliance with the Open Meeting Law

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

City Clerk's 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)

**MINUTES:** Approval of the **April 12, 2007** Planning Commission Meeting minutes by reference (\_\_\_ vote)

**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.

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

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#### 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 THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. 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.

1. ABEYANCE - VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
2. ABEYANCE - SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).
3. ABEYANCE - RENOTIFICATION - SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams). NOTE: THIS APPLICATION IS BEING AMENDED TO REQUEST A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15-FOOT BUFFER IS THE MINIMUM REQUIRED.

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4. **ANX-20735 - ANNEXATION – APPLICANT/OWNER: LOUIS & VICKI RICHARDSON TRUST**  
- Petition to annex property generally located at 3829 Mountain Trail (APN 139-19-812-039), containing .46 acres, Ward 5 (Williams).
  
5. **VAR-20806 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC.** - Request for a Variance TO ALLOW A 12-FOOT TALL WALL ALONG THE WEST AND NORTH PROPERTY LINES WHERE EIGHT FEET IS THE MAXIMUM HEIGHT PERMITTED on property located at 300 West Sahara Avenue (APN: 162-04-807-004, 162-04-807-005 and 162-04-807-008), C-1 (Limited Commercial) and C-2 (General Commercial), Ward 3 (Reese).
  
6. **VAC-20805 - VACATION RELATED TO VAR-20806 - PUBLIC HEARING - APPLICANT/OWNER: SAHARA INVESTMENTS, LLC** - Petition to Vacate a 27-foot 4-inch wide section of public right-of-way generally located between Cincinnati Avenue and Sahara Avenue, Ward 3 (Reese).
  
7. **SUP-20802 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARK E. BROWN AND MICHELE M. BROWN** - Request for a Special Use Permit TO ALLOW A TWO STORY 1,780 SQUARE FOOT GUEST HOUSE/CASITA at 9049 Waterfield Court (APN 138-20-417-011), P-C (Planned Community) Zone, Ward 2 (Wolfson).
  
8. **SDR-20711 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TOWER REALTY & DEVELOPMENT LLC - OWNER: REGAL PLAZA PAD D** - Request for a Site Development Plan Review FOR A 5,500 SQUARE FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ON THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.55 acres on the south side of Craig Road, approximately 400 feet east of Jones Boulevard (APN 138-01-312-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
  
9. **SDR-20794 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS REHABILITATION HOSPITAL LLC** - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT, 14 BED ADDITION TO AN EXISTING HOSPITAL on 5.82 acres located on the east side of Hinson Street, approximately 640 feet south of Charleston Boulevard (APN 162-06-502-020) C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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10. **SNC-20845 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: JAMES E. ROGERS** - Request for a Street Name Change FROM: FANTASY LANE TO: CLASSIC CARS LANE, between Gragson Avenue and Washington Avenue, Ward 5 (Williams).
  
11. **VAC-20778 - VACATION - PUBLIC HEARING - APPLICANT: OMEGA DEVELOPMENT - OWNER: LONE MOUNTAIN VILLAS LLC** - Petition to Vacate the existing 30-foot Gilmore Avenue right-of-way generally located east of Hualapai Way commencing at the northeast and southeast corners of Hualapai Way and Gilmore Avenue and extending approximately 293 feet to the east, Ward 4 (Brown).

#### **PUBLIC HEARING ITEMS:**

12. **ABEYANCE - ZON-20543 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
  
13. **DIR-21605 - DIRECTOR'S BUSINESS - PUBLIC HEARING - KYLE ACQUISITION GROUP, LLC** - Consideration and possible action regarding the Development Agreement for the Kyle Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
  
14. **ABEYANCE - RENOTIFICATION - VAR-20524 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: K B HOME NEVADA** - Request for a Variance TO ALLOW A 5-FOOT REAR YARD SETBACK WHERE 10-FEET IS THE MINIMUM SETBACK REQUIRED FOR A 188-LOT RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A LIVING AREA OR PORCH TO BE SET BACK FIVE FEET FROM A PRIVATE DRIVE OR PARKING WHERE 10 FEET IS REQUIRED.

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15. ABEYANCE - TMP-20518 - TENTATIVE MAP - PUBLIC HEARING RELATED TO VAR-20524 - WINDIMERE II @ PROVIDENCE/CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 188-LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
  
16. ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Parks Element and revise the 2020 Master Plan.
  
17. ABEYANCE - GPA-20466 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).
  
18. ABEYANCE - ZON-20470 - REZONING RELATED TO GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).
  
19. VAR-21139 - VARIANCE RELATED TO GPA-20466 AND ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP OF NEVADA, INC. - Request for a Variance TO ALLOW A PROPOSED CONVALESCENT CARE CENTER TO BE 30 FEET FROM A RESIDENTIAL PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A PROXIMITY SLOPE SETBACK OF 66 FEET FOR A 22-FOOT HIGH BUILDING on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).

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20. ABEYANCE - SUP-20471 - SPECIAL USE PERMIT RELATED TO GPA-20466, ZON-20470 AND VAR-21139 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
  
21. ABEYANCE - SDR-20468 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20466, ZON-20470, VAR-21139 AND SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15- FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
  
22. ABEYANCE - GPA-20481 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).
  
23. ABEYANCE - ZON-20482 - REZONING RELATED TO GPA-20481 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).
  
24. ABEYANCE - SDR-20483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20481 AND ZON-20482 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST - Request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)], Ward 5 (Williams).

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25. ABEYANCE - VAR-20494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Variance TO ALLOW 51 PARKING SPACES WHERE 54 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
  
26. ABEYANCE - SUP-20501 - SPECIAL USE PERMIT RELATED TO VAR-20494 - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Special Use Permit FOR AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
  
27. ABEYANCE - SDR-20506 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20494 AND SUP-20501- PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH - Request for a Site Development Plan Review FOR A 4,154-SQUARE FOOT ADDITION TO AN EXISTING 7,681 SQUARE FOOT CHURCH on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
  
28. ABEYANCE - VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC. - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
  
29. ABEYANCE - SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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30. ABEYANCE - SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
31. ABEYANCE - SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
32. ABEYANCE - RENOTIFICATION - SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED.
33. ABEYANCE - RENOTIFICATION - SUP-20215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA - Request for a Special Use Permit FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY on 0.46 acres at 3708 Waterhole Street (APN 138-12-611-023), R-E (Residence Estates) Zone, Ward 6 (Ross). NOTE: THE CORRECT USE IS FOR A GROUP RESIDENTIAL CARE FACILITY.

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34. ABEYANCE - ROC-20491 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC - Request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) WHICH REQUIRED THAT ANY PROPERTY LINE WALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
  
35. ZON-20813 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.69 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-034 and 035), Ward 3 (Reese).
  
36. SDR-20810 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20813 - PUBLIC HEARING - APPLICANT/OWNER: VICTORY OUTREACH-LAS VEGAS - Request for a Site Development Plan Review FOR A ONE-STORY, 22,531 SQUARE FOOT CHURCH on 1.7 acres adjacent to the northeast corner of 28th Street and Cedar Avenue (APN: 139-36-110-035), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese).
  
37. VAR-20487 - VARIANCE - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC - OWNER: NEAR AND FAR LLC - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5-FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
  
38. VAR-20488 - VARIANCE RELATED TO VAR-20487 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW A LOT COVERAGE OF 60.57 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese).

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39. VAR-21263 - VARIANCE RELATED TO VAR-20487 AND VAR-20488 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Variance TO ALLOW TWO LOADING SPACES WHERE TEN ARE REQUIRED FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1(Limited Commercial) Zone, Ward 3 (Reese).
  
40. SUP-20486 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488 AND VAR-21263 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
  
41. SUP-20740 - SPECIAL USE PERMIT RELATED TO VAR-20487, VAR-20488, VAR-21263 AND SUP-20486 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR WITH A WAIVER TO ALLOW A 95-FOOT DISTANCE SEPARATION WHERE 400-FEET IS REQUIRED FROM A SCHOOL at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
  
42. SDR-20484 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20487, VAR-20488, VAR-21263, SUP-20486 AND SUP-20740 - PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT, LLC - OWNER: NEAR AND FAR, LLC - Request for a Site Development Plan Review FOR A 544-FOOT HIGH, 50-STORY MIXED-USE DEVELOPMENT WITH 93,800 SQUARE FEET OF COMMERCIAL SPACE AND 497 RESIDENTIAL CONDOMINIUM UNITS on 2.92 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
  
43. VAR-20721 - VARIANCE - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 179 FEET WHERE 240 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED 70-FOOT, 75-FOOT, AND 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, (STEALTH DESIGN) on 10.22 acres located at 10011 Gilcrease Avenue (APN 125-18-201-017), C-V (Civic) Zone, Ward 6 (Ross).

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44. SUP-20718 - SPECIAL USE PERMIT - PUBLIC HEARING RELATED TO VAR-20721 - APPLICANT: INSITE TOWERS, LLC - OWNER: CITY OF LAS VEGAS - Request for a Special Use Permit FOR A 70-FOOT, 75-FOOT, AND 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, (STEALTH DESIGN) on property located at 10011 Gilcrease Avenue (APN 125-18-201-017), C-V (Civic) Zone, Ward 6 (Ross).
  
45. VAR-20793 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLV INVESTMENTS LLC - Request for Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.94 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A SEVEN LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on property located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross).
  
46. SDR-20792 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20793 - PUBLIC HEARING - APPLICANT/OWNER: SLV INVESTMENTS LLC - Request for a Site Development Plan Review FOR A PROPOSED SEVEN LOT SINGLE-FAMILY SUBDIVISION OF ONE-STORY HOMES on 2.94 acres located on the west side of Decatur Boulevard, approximately 100 feet south of Gilmore Avenue (APN 138-12-601-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 6 (Ross).
  
47. VAR-20816 - VARIANCE - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST - Request for a Variance TO ALLOW A THREE STORY, 50 FOOT TALL BUILDING WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN: 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).
  
48. SDR-20812 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20816 - PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS, LLC - OWNER: SCHIFINI FAMILY TRUST - Request for a Site Development Plan Review FOR A 15,000 SQUARE FOOT MEDICAL OFFICE AND A WAIVER TO ALLOW A FIVE FOOT LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED (MEDICAL DISTRICT) at 600 South Tonopah Drive (APN 139-32-705-002), PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Williams).

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49. **VAR-20790 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YOHAN LOWIE** - Request for Variance TO ALLOW A PROPOSED BLOCK WALL AND BRONZE IRON FENCE TO A MAXIMUM HEIGHT OF TEN FEET IN THE FRONT YARD AREA WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW SOLID MATERIAL WHERE THE AREA ABOVE TWO FEET IN HEIGHT IS REQUIRED TO BE OPEN TO PERMIT VISIBILITY on 2.85 acres at 9405 and 9409 Kings Gate Court (APN 138-31-710-004 and 005), RPD-7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Wolfson).
50. **RQR-19160 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RICHARD W. ATTISANI** - Required Two-Year Review of an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
51. **RQR-19473 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: RED ROCK PLAZA, LLC** - Required Two Year Review of an approved Special Use Permit (U-0136-90) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5183 West Charleston Boulevard (APN 163-01-515-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
52. **SUP-20741 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NOVA FINANCIAL - OWNER: REZA SALIMIAN** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 20 FEET FROM A RESIDENTIAL USE WHERE A MINIMUM OF 200 FEET IS REQUIRED AND A DISTANCE SEPARATION OF 688 FEET FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A MINIMUM OF 1,000 FEET IS REQUIRED at 2006 East Charleston Boulevard (APN 162-02-512-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
53. **SUP-20814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: WCA ENTERPRISES, LLC.** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN WITH A WAIVER TO ALLOW NO DISTANCE SEPARATION FROM RESIDENTIAL PROPERTY WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW A 1,288 SQUARE FOOT ESTABLISHMENT WHERE 1,500 IS THE MINIMUM SQUARE FOOTAGE REQUIRED on property located on the southwest corner of Durango Drive and Ackerman Avenue, (APN 125-08-806-003) C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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54. SDR-20650 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: DAVID CHARLES F & PENNYE R FAMILY TRUST - Request for a Site Development Plan Review FOR A 2,160 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW A 10 FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE A 15 FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.30 acres located at 3030 Builders Avenue (APN 139-36-810-007), M (Industrial) Zone, Ward 3 (Reese).

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

55. TXT-20809 - TEXT AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend the Las Vegas Medical District Plan to update the document for consistency with Title 19 requirements, clarify verbiage, and revise maps and tables to reflect current conditions.

#### **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, 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.**

**Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. 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.**