

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

May 26, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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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 Lawrence Weekly, Ward 5
Councilman Michael Mack, Ward 6
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
City Manager Douglas A. Selby

Commissioners

Todd Nigro, Chairperson
Richard Truesdell, Vice-Chairperson
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

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. City of Las Vegas Council Chambers 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, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the April 28, 2005 Planning Commission Meeting minutes by reference (_____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE 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 them, 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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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

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.

1. ABEYANCE - TMP-6396 - TENTATIVE MAP - ORCHID CONDOMINIUMS - APPLICANT: COMMERCIAL VENTURES, INC. - OWNER: ENCINO EXECUTIVE CENTER, LLC & 16027 VENTURA BLVD. LLC - Request for a Tentative Map FOR A 280 UNIT CONDOMINIUM DEVELOPMENT on 12.67 acres at 2700 North Rainbow Boulevard (APN 138-14-301-001), R-PD18 (Residential Planned Development - 18 unit per acre) Zone, Ward 6 (Mack).
2. TMP-6257 - TENTATIVE MAP - BUNKER COMMONS IV - APPLICANT: S.B.A. DEVELOPMENT, INC. - OWNER: SF INVESTMENTS, LLC - Request for a Tentative Map FOR A SEVEN LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.17 acres adjacent to the southeast corner of Jones Boulevard and Madre Mesa Drive (APN 138-13-301-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 units per acre) Zone, Ward 5 (Weekly).
3. TMP-6375 - TENTATIVE MAP - SUMMERLIN VILLAGE 20/21 FAR HILLS AVENUE FIRE STATION 47 - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A ONE LOT SUBDIVISION on 3.14 acres adjacent to the north side of Far Hills Avenue, approximately 1,500 feet west of Carriage Hills Drive (a portion of APN 137-22-000-013), P-C (Planned Community) Zone, Ward 2 (Wolfson).
4. TMP-6489 - TENTATIVE MAP - URBAN ESTATES - APPLICANT/OWNER: FRANK HAWKINS, JR. - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.50 acres adjacent to the west side of Tonopah Drive, approximately 450 feet north of Bonanza Road (APN 139-29-704-017), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD13 (Residential Planned Development - 13 units per acre) Zone, Ward 5 (Weekly).

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5. TMP-6492 - TENTATIVE MAP - SAN MICHELE CONDOMINIUMS - APPLICANT: TMC MANAGEMENT - OWNER: SAN MICHELE GARY LLC AND SAN MICHELE STEPHEN LLC
- Request for a Tentative Map FOR A 216-UNIT CONDOMINIUM SUBDIVISION on 8.54 acres at 5800 West Lake Mead Boulevard (APN 138-24-215-005), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

6. ANX-6493 - ANNEXATION - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, ET AL - Petition to annex land generally located adjacent to the west side of Jones Boulevard, approximately 340 feet north of La Madre Way (APN 125-35-701-005 thru 009; 125-35-702-004 thru 006), containing approximately 13.76 acres, Ward 6 (Mack).

7. ANX-6550 - ANNEXATION - APPLICANT/OWNER: GHASSAN MERHI - Petition to annex land generally located at the southwest corner of Decatur Boulevard and Sawyer Avenue (APN 138-24-611-060), containing approximately 0.51 acres, Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. RQR-6149 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: REISBORD FAMILY INVESTMENT PARTNERSHIP - Required Two Year Review of an approved Special Use Permit (U-0135-95) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1701 South Decatur Boulevard (APN 162-06-301-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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9. RQR-6252 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: CITY PARKWAY IV A, INC. - Required Two-Year Review of an approved Special Use Permit (U-0238-91) WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

10. ABEYANCE - GPA-6363 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to adopt an updated Land Use Element and revise the 2020 Master Plan.
11. ABEYANCE - GPA-6273 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ROSE BUD DEVELOPMENT, LLC - OWNER: JEFF JORDAN, ET AL - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.89 acres adjacent to the east side of Dike Road, approximately 150 feet north of Bonanza Road (139-29-704-019 through 023), Ward 5 (Weekly).
12. ABEYANCE - RENOTIFICATION - GPA-6333 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 10 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-003, 004 and 138-06-801-002), Ward 4 (Brown).

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13. **ABEYANCE - RENOTIFICATION - ZON-6334 - REZONING RELATED TO GPA-6333 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, LLC, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATION], U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-E (RESIDENCE ESTATES) AND R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004 & 138-06-801-002), Ward 4 (Brown).

14. **ABEYANCE - RENOTIFICATION - VAC-6163 - VACATION RELATED TO GPA6333 AND ZON-6334 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT AND INVESTMENT DIVISION - OWNER: MAPLE DEVELOPMENT LLC** - Petition to Vacate a portion of Florine Avenue and Park Street and U.S. Government Patent Easements generally located on north side of Alexander Road and east of Grand Canyon Drive, Ward 4 (Brown).

15. **ABEYANCE - RENOTIFICATION - SDR-6336 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-6333, ZON-6334 AND VAC-6163 - PUBLIC HEARING - APPLICANT: LAND DEVELOPMENT & INVESTMENT DIVERSIFICATION - OWNER: MAPLE DEVELOPMENT, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 45 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15 acres adjacent to the northeast corner of Grand Canyon Drive and Alexander Road (APNs 138-06-802-001 through 004), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] and U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD4 (Residential Planned Development - 4 units per acre) and R-E (Residence Estates) Zones], Ward 4 (Brown).

16. **ABEYANCE - RENOTIFICATION - WVR-5933 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: LAND INVESTMENTS, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 195 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED IN CONJUNCTION WITH A PROPOSED 28-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.00 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

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17. ABEYANCE - RENOTIFICATION - SDR-5700 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-5933 - PUBLIC HEARING - APPLICANT: KB HOME NEVADA INC - OWNER: LAND INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A 28-UNIT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Hualapai Way (APN 137-12-801-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Under Resolution of Intent to PD (Planned Development) [ML (Medium-Low Residential) Lone Mountain Master Plan Land Use Designation, Ward 4 (Brown).
18. ABEYANCE - RENOTIFICATION - VAC-5569 - VACATION - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Petition to Vacate U.S. Government Patent Easements located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).
19. ABEYANCE - RENOTIFICATION - VAR-5567 RELATED TO VAC-5569 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Variance TO ALLOW 9,285 SQUARE FEET OF OPEN SPACE WHERE 9,900 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
20. ABEYANCE - RENOTIFICATION - SDR-5565 RELATED TO VAC-5569 AND VAR-5567 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: KB HOME NEVADA, INC. - OWNER: RITTER CHARITABLE TRUST - Request for a Site Development Plan Review FOR A PROPOSED 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.13 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
21. ABEYANCE - VAR-6538 - VARIANCE - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S - Request for a Variance TO ALLOW 41 PARKING SPACES WHERE 47 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT on 0.21 acres at 3839 West Sahara Avenue, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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22. ABEYANCE - SUP-6393 - SPECIAL USE PERMIT RELATED TO VAR-6538 - PUBLIC HEARING - APPLICANT: MANA KYLE - PROPERTY OWNER: THREE J'S - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL at 3839 West Sahara, Suite #9 (APN 162-07-512-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
23. ZON-6497 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: - CHAD CHILDRESS AND GERMAINE CHILDRESS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 1.06 acres at 5521 Ano Drive (APN 125-24-304-007), Ward 6 (Mack).
24. ZON-6382 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: THE WHITE FAMILY TRUST - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 615 South Sixth Street (APN 139-34-410-220), Ward 5 (Weekly).
25. SDR-6383 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6382 - PUBLIC HEARING - APPLICANT/OWNER: THE WHITE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 1,627 SQUARE-FOOT RESIDENTIAL TO OFFICE CONVERSION AND WAIVERS OF PERIMETER BUFFER LANDSCAPING STANDARDS AND TO ALLOW A TRASH ENCLOSURE WITHIN 50 FEET OF A RESIDENTIAL PROPERTY LINE on 0.17 acres at 615 South Sixth Street (APN 139-34-410-220), R-4 (High Density Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).
26. MOD-6279 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CLIFFS EDGE, LLC - OWNER: L M CLIFFS EDGE, LLC, ET AL - Request for a Major Modification to the Cliff's Edge Master Development Plan TO CHANGE LAND USE DESIGNATIONS FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) AND RSL (RESIDENTIAL SMALL LOT); FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL); AND FROM: RSL (RESIDENTIAL SMALL LOT) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL); AND TO MODIFY THE FOLLOWING SECTIONS OF THE MASTER DEVELOPMENT PLAN: SECTIONS 2.2, 2.3.5, 2.3.6 AND 2.3.7; TO MODIFY OR ADD TO THE DESIGN GUIDELINES AS FOLLOWS: SECTION 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 AND EXHIBITS 2, 7a,7b, 8a, 14a, 14b, 14c, 15 AND 17 on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APNs 126-13-410-002 and 003; 126-13-810-001; 126-24-510-002; 126-13-101-003; 126-13-110-001 and 002; 126-13-210-002; 126-13-410-001; 126-24-310-003 and 004; and a portion of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone, Ward 6 (Mack).

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27. VAR-6227 - VARIANCE - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: CENTENNIAL INTERCHANGE, LLC, ET AL - Request for a Variance TO ALLOW 17 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM OPEN SPACE REQUIRED FOR A PROPOSED RETAIL DEVELOPMENT on 5.00 acres adjacent to the southeast corner of Centennial Parkway and Juliano Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
28. SDR-6205 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6227 - PUBLIC HEARING - APPLICANT: IORIO PROPERTY HOLDINGS, LLC - OWNER: DANA McDANIEL KANNE AND CENTENNIAL INTERCHANGE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 41,521 SQUARE FOOT RETAIL DEVELOPMENT on 5.0 acres adjacent to the southeast corner of Centennial Parkway and Juliano Road (APNs 125-29-502-001 and 005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
29. VAR-6426 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Variance TO ALLOW A 24-FOOT SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 165 FEET IN CONJUNCTION WITH A PROPOSED WIRELESS COMMUNICATION FACILITY on 12.34 acres adjacent to the northwest corner of Westcliff Drive and Cimarron Road (APN 138-28-401-013), C-V (Civic) Zone, Ward 2 (Wolfson).
30. SDR-6424 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-6426 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: INTERNATIONAL CHURCH OF LAS VEGAS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 55-FOOT TALL WIRELESS COMMUNICATION FACILITY on 12.34 acres adjacent to the northwest corner of Westcliff Drive and Cimarron Road (APN 138-28-401-013), C-V (Civic) Zone, Ward 2 (Wolfson).
31. VAR-6502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA NORTHWEST 40, LLC - Request for a Variance TO ELIMINATE THE REQUIREMENT FOR TWO UNIMPEDED PARKING SPACES FOR EACH LOT IN CONJUNCTION WITH A PROPOSED 59-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.05 acres adjacent to the southwest corner of Oso Blanca Road and Gilcrease Avenue (APNs 125-17-211-017 through 036; 164 through 167; 184 through 187; 204 through 211; and 306), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

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32. **SDR-6501 - SITE DEVELOPMENT PLAN REVIEW REALTED TO VAR-6502 - PUBLIC HEARING - APPLICANT/OWNER: ASTORIA NORTHWEST 40 L.L.C.** - Request for a Site Development Plan Review FOR A PROPOSED 59-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS REGARDING STREET SECTIONS, RETAINING WALL HEIGHT AND BUILDING HEIGHT on 4.05 acres adjacent to the southwest corner of Oso Blanca Road and Gilcrease Avenue (APNs 125-17-211-017 through 036; 164 through 167; 184 through 187; 204 through 211; and 306), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).
33. **VAR-6681 - VARIANCE - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC** - Request for a Variance TO ALLOW A REDUCTION OF MINIMUM LOT SIZE, SETBACKS AND DWELLING UNITS PER LOT on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
34. **WVR-6682 - WAIVER RELATED TO VAR-6681 - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC** - Request for a Waiver of Title 18.12.105 TO ALLOW A 14-FOOT PRIVATE DRIVE WIDTH WHERE 24 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A PRIVATE DRIVE LENGTH OF 665 FEET WHERE 200 IS THE MAXIMUM ALLOWED; AND A WAIVER OF TITLE 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
35. **VAR-6439 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN FOUNTAIN, JR. AND TAMMY L. FOUNTAIN** - Request for a Variance TO ALLOW A 26 FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.46 acres at 6160 Donald Nelson Avenue (APN 125-14-603-012), R-E (Residence Estates) Zone, Ward 6 (Mack).
36. **VAR-6448 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVELIO NUNEZ AND BENITO CABRERA** - Request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR AN EXISTING ENCLOSED PATIO at 2918 West Washington Avenue (APN 139-29-213-031), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

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37. VAR-6475 - VARIANCE - PUBLIC HEARING - APPLICANT: ERNEST J. LIZOTTE - OWNERS: ERNEST J. LIZOTTE AND DEBORAH J. LIZOTTE - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR AN EXISTING CARPORT on 0.18 acres at 801 Hemlock Circle (APN 138-34-314-066), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
38. VAR-6480 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL G. PITCHER - Request for a Variance TO ALLOW A 20 FOOT REAR YARD SETBACK WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.32 acres at 5729 Royal Springs Avenue (APN 125-13-213-014), R-PD2 (Residential Planned Development - 2 units per acre) Zone, Ward 6 (Mack).
39. VAR-6490 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FORM 2BUILD, INC. - Request for a Variance TO ALLOW THREE 5,400 SQUARE FOOT PROPOSED LOTS WHERE A MINIMUM LOT SIZE OF 6,500 SQUARE FEET IS REQUIRED on 0.38 acres at 874 and 880 Blakenship Avenue (APNs 139-21-501-001 and 002), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
40. VAR-6494 - VARIANCE - PUBLIC HEARING - APPLICANT: SPINNAKER HOMES - OWNER: S.F. INVESTMENTS, LLC - Request for a Variance TO ALLOW A PROPOSED 16-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED ON A SINGLE LOT WITHIN AN APPROVED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 2.5 acres adjacent to the southwest corner of Peak Drive and Bronco Street (APN 138-14-701-003), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
41. VAR-6495 - VARIANCE - PUBLIC HEARING - APPLICANT: SPINNAKER HOMES - OWNER: S.F. INVESTMENTS, LLC - Request for a Variance TO ALLOW A PROPOSED 17-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND A PROPOSED 14-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON A SINGLE LOT WITHIN AN APPROVED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APNs 138-14-702-003 and 009), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly).

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42. VAR-6499 - VARIANCE - PUBLIC HEARING - APPLICANT: BUILDING THE AMERICAN DREAM - OWNER: AMERICAN PLAZA, LLC - Request for a Variance TO ALLOW 138 PARKING SPACES WHERE 174 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 1.63 acres adjacent to the west side of Rancho Drive, approximately 200 feet north of Alexander Road (APN: 138-02-814-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
43. RQR-6250 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: JOHN M. SELBY AND PENNY SELBY TRUST - Required Two Year Review of an approved Special Use Permit (U-0107-95), WHICH ALLOWED ONE 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 816 North Rancho Drive (APN 139-29-704-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
44. SUP-6505 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: BLALOCK FAMILY TRUST & MARC PROPERTY, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT adjacent to the northwest corner of First Street and Bonneville Avenue (APNs 139-34-311-017 through 022), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
45. SDR-6503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6505 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: BLALOCK FAMILY TRUST & MARC PROPERTY, LLC - Request for a Site Development Plan Review FOR A 25 STORY MIXED USE DEVELOPMENT TO INCLUDE 280 RESIDENTIAL UNITS AND 20,000 SQUARE FEET OF COMMERCIAL FLOORSPACE AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.20 acres adjacent to the northwest corner of First Street and Bonneville Avenue (APNs 139-34-311-017 through 022), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
46. SUP-6472 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RM PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE REQUIRED HOURS OF OPERATION at 7924 West Sahara Avenue (APN 163-04-815-014), O (Office) Zone, Ward 1 (Tarkanian).

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47. SUP-6500 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Special Use Permit FOR A PROPOSED LIQUOR STORE adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive (APN 137-35-410-005), P-C (Planned Community) Zone, Ward 2 (Wolfson).
48. SCD-6486 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: R/S DEVELOPMENT - OWNER: TALEGA, LLC - Request for a Summerlin Major Deviation TO ALLOW AN EXISTING PATIO COVER FOUR FEET FROM THE EAST PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED on 0.12 acres at 1020 Barberton Court (APN 137-35-415-056), P-C (Planned Community) Zone, Ward 2 (Wolfson).
49. SDR-6465 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: REGAL PLAZA PAD A, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,500 SQUARE-FOOT, SINGLE-STORY RETAIL BUILDING AND A WAIVER OF THE FOUNDATION LANDSCAPING STANDARDS on 0.54 acres adjacent to the east side of Jones Boulevard, approximately 425 feet south of Craig Road (APN 138-01-312-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack).
50. SDR-6470 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ALAIN BIDEAULT - Request for a Site Development Plan Review FOR A PROPOSED 4,368 SQUARE-FOOT THEATER AND RETAIL BUILDING AND A WAIVER OF THE SIDE AND REAR PERIMETER LANDSCAPING REQUIREMENTS on 0.55 acres at 4509 Bonanza Road (APN 140-32-101-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
51. SDR-6484 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INSYNC DESIGN AND K.C. DESIGN - OWNER: VAC LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,746 SQUARE-FOOT MEDICAL OFFICE BUILDING AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 0.51 acres at 3124 West Charleston Boulevard (APN 139-32-403-013), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

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52. SDR-6519 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS URBAN CHAMBER OF COMMERCE - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED THREE BUILDING, 27,672 SQUARE-FOOT CORPORATE OFFICE AND BANK CENTER AND FOR WAIVERS OF BUILDING PLACEMENT STANDARDS, PARKING AREA LANDSCAPE STANDARDS, FOUNDATION LANDSCAPE STANDARDS, AND STREET LANDSCAPE STANDARDS on 3.41 acres adjacent to the southwest corner of Martin L King Boulevard and Mount Mariah Drive (APNs 139-21-313-007 and a portion of 139-21-313-008), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

53. ABEYANCE - RENOTIFICATION - TXT-6120 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.040, "R-PD Residential Planned Development District"; Title 19.08.040, "Residential District Development Standards"; and Title 19.20.020, "Words and Terms Defined" to define the Residential Planned Development Standards; and to amend Title 18.10.150 and Title 18.12.120 to add the wording 'private alleys' and Title 18.12.100 to indicate private street widths may be reduced in a R-PD development.
54. TXT-6627 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.05 (B) LIQUOR ESTABLISHMENT (TAVERN) [C-1 THROUGH M](5)(a), to allow for a Waiver of the distance separation requirements for Taverns in the Arts Overlay District.

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

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