

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

OCTOBER 19, 2006

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 Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairperson

Steven Evans, Vice-Chairperson

Byron Goynes

Richard Truesdell

Leo Davenport

David W. Steinman

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, 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)

MINUTES: Approval of the **September 7, 2006 and September 21, 2006** 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.

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. **TABLED - TMP-13793 - TENTATIVE MAP - CABALLOS DE ORO A TOWNHOME DEVELOPMENT - APPLICANT: THE CATALYST GROUP - OWNER: CABALLOS DE ORO ESTATES, LLC** - Request for a Tentative Map FOR A 31-LOT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres on the north side of Buckskin Avenue, approximately 333 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).
2. **TMP-16534 - TENTATIVE MAP - BELLA MONTE - APPLICANT: BRIAN EHLERT - OWNER: WESLEY E. AND SHARON GLOVER** - Request for a Tentative Map FOR A PROPOSED FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.37 acres adjacent to the north side of Via Olivero Avenue, approximately 320 feet east of Lisa Lane (APNs 163-04-402-002 and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development -2 Units Per Acre) Zone, Ward 2 (Wolfson).

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.

3. **ABEYANCE - RENOTIFICATION - SDR-15322 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: MGB, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 11,080 SQUARE FOOT RETAIL DEVELOPMENT on 1.54 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APN 138-24-611-060, 061 and 062), C-1 (Limited Commercial) Zone and U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
NOTE: THIS REQUEST IS BEING AMENDED TO INCLUDE A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS AND MERHI GHASSAN SHOULD BE ADDED AS AN ADDITIONAL OWNER

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4. **SUP-16488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCUS SGRIZI - OWNER: BOCA FASHION VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB at 608 Rampart Boulevard, Suite #4 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

5. **SUP-16515 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #210 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).

6. **SUP-16518 - SPECIAL USE PERMIT RELATED TO SUP-16515 - PUBLIC HEARING - APPLICANT: HENNESSEY'S TAVERN, INC. - OWNER: FREMONT STREET EXPERIENCE PARKING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER OF THE 1,500-FOOT SEPARATION DISTANCE REQUIREMENT FROM ANOTHER LIQUOR ESTABLISHMENT (TAVERN) at 425 Fremont Street, Suite #220 (APN 139-34-610-045), C-2 (General Commercial) Zone, Ward 3 (Reese).

7. **SDR-16542 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JAIVADAN AND HANSA NARAN** - Request for a Site Development Plan Review FOR A PROPOSED 21,726 SQUARE FOOT PROFESSIONAL OFFICE BUILDING on 1.82 acres at 2496 West Charleston Boulevard (APNs 139-32-802-022 and 030), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

8. **ABEYANCE - GPA-13372 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward 1 (Tarkanian).

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9. **ABEYANCE - ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).

10. **ABEYANCE - SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

11. **ABEYANCE - SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).

12. **ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

13. **ABEYANCE - RENOTIFICATION - MOD-12919 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Major Modification to the Las Vegas Medical District Plan TO AMEND THE LAND USE DESIGNATION FROM: MD-2 (MAJOR MEDICAL) TO: MD-1 (MEDICAL SUPPORT) on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), Ward 5 (Weekly).

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14. **ABEYANCE - RENOTIFICATION - VAR-12925 - VARIANCE RELATED TO MOD-12919 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Variance TO ALLOW 85 PARKING SPACES WHERE 100 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

15. **SUP-16246 - SPECIAL USE PERMIT RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 728 Desert Lane (APN 139-33-402-021), [PROPOSED: MD-1 (MEDICAL SUPPORT) Las Vegas Medical District Plan Designation], Ward 5 (Weekly).

16. **ABEYANCE - RENOTIFICATION - SDR-12922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-12919 AND VAR-12925 - PUBLIC HEARING - APPLICANT: DORSAL DEVELOPMENT, LLC - OWNER: FULSTONE 1993 TRUST AND JEFF SELLINGER** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 24 RESIDENTIAL CONDOMINIUM UNITS AND 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE on 0.74 acres at 728 Desert Lane (APN 139-33-402-021), PD (Planned Development) Zone [MD-2 (Major Medical) Las Vegas Medical District Special Land Use Designation] [PROPOSED: MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).
NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 24 RESIDENTIAL CONDOMINIUM UNITS TO 30 RESIDENTIAL CONDOMINIUM UNITS AND FROM 13,465 SQUARE FEET OF MEDICAL OFFICE SPACE TO 9,350 SQUARE FEET OF MEDICAL OFFICE SPACE

17. **ABEYANCE - VAR-13851 - VARIANCE - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO** - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER TO BE 158.2 FEET FROM RESIDENTIAL PROPERTY WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET AND TO ALLOW A SIDE SETBACK OF ZERO FEET WHERE 10 FEET IS REQUIRED on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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18. ABEYANCE - VAR-16021 - VARIANCE RELATED TO VAR-13851 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Variance TO ALLOW 42 PARKING SPACES WHERE 46 ARE REQUIRED FOR THE ADDITION OF A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER on 0.80 acres at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

19. ABEYANCE - SUP-13849 - SPECIAL USE PERMIT RELATED TO VAR-13851 AND VAR-16021 - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: ROBBIE AUTO - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITHIN AN EXISTING COMMERCIAL CENTER at 500 South Buffalo Drive (APN 138-34-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

20. VAR-16423 - VARIANCE - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Variance TO ALLOW A REAR YARD SETBACK OF EIGHT FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A SIDE YARD SETBACK OF THREE FEET WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED FOR AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN on 0.20 acres at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

21. ABEYANCE - SUP-15029 - SPECIAL USE PERMIT RELATED TO VAR-16423 - PUBLIC HEARING - APPLICANT: SPRINT/NEXTEL - OWNER: THE W.H. BAILEY FAMILY TRUST - Request for a Major Amendment of an approved Special Use Permit (U-0057-02) FOR THE PROPOSED ADDITION OF A FULL ARRAY ANTENNA ON AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATIONS FACILITY, NON-STEALTH DESIGN at 2412 Santa Clara Drive (APN 162-03-413-024), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

22. ABEYANCE - SDR-14306 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BRUCE A. AND JULIE A. KHALILZADEGAN - Request for a Site Development Plan Review FOR A PROPOSED 68-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 3.52 acres at 5300 North Rainbow Boulevard (APN 125-35-201-006), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

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23. **GPA-15231 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).

24. **ZON-15233 - REZONING RELATED TO GPA-15231 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on a portion of 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Ross).

25. **SDR-15235 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-15231 AND ZON-15233 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross).

26. **GPA-16294 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).

27. **ZON-16296 - REZONING RELATED TO GPA-16294 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), Ward 3 (Reese).

28. **VAR-16298 - VARIANCE RELATED TO GPA-16294 AND ZON-16296 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Variance TO ALLOW ONE PARKING SPACE WHERE FOUR IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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29. **SDR-16292 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16294, ZON-16296 AND VAR-16298 - PUBLIC HEARING - APPLICANT/OWNER: JOHN HERNANDEZ** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO AN OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING REQUIREMENTS on 0.17 acres at 410 Spencer Street (APN 139-35-413-125), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
30. **GPA-16426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on a portion of 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).
31. **ZON-16469 - REZONING RELATED TO GPA-16426 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] AND U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), Ward 6 (Ross).
32. **VAR-16470 - VARIANCE RELATED TO GPA-16426 AND ZON-16469 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
33. **VAR-16471 - VARIANCE RELATED TO GPA-16426, ZON-16469 AND VAR-16470 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 25 PARKING SPACES ARE THE MINIMUM NUMBER REQUIRED FOR A PROPOSED OFFICE BUILDING on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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34. **SDR-16472 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16426, ZON-16469, VAR-16470 AND VAR-16471 - PUBLIC HEARING - APPLICANT/OWNER: ASIAN DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.49 acres adjacent to the west side of Sky Pointe Drive, approximately 640 feet south of Kyle Canyon (APN 125-06-002-008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
35. **GPA-16502 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan FROM: GC (GENERAL COMMERCIAL) TO: SC (SERVICE COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross).
36. **ZON-16504 - REZONING RELATED TO GPA-16502 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: GALTAR, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 4.14 acres at 4600 North Rancho Drive (APN 138-02-102-007 and 009), Ward 6 (Ross).
37. **SDR-16503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16502 AND ZON-16504 - PUBLIC HEARING - APPLICANT: SANDSTONE ARCHES, LLC - OWNER: MERHI GHASSAN AND GALTAR, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 81,240 SQUARE FOOT COMMERCIAL DEVELOPMENT CONSISTING OF 10 PAD SITES WITH SINGLE-STORY BUILDINGS on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
38. **GPA-16511 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).

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39. **ZON-16519 - REZONING RELATED TO GPA 16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
40. **VAR-16525 - VARIANCE RELATED TO GPA-16511 AND ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).
41. **SDR-16522 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly).
42. **GPA-16538 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).
43. **ZON-16609 - REZONING RELATED TO GPA-16538 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD3

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(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

44. **WVR-16610 - WAIVER RELATED TO GPA-16538 AND ZON-16609 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 173 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
45. **SDR-16611 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16538, ZON-16609, AND WVR 16610 - PUBLIC HEARING - APPLICANT: NATIONAL HOMES CORPORATION - OWNER: NEVADA MANAGEMENT HOLDING COMPANY, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 21-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).
46. **GPA-16578 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).
47. **ZON-16580 - REZONING RELATED TO GPA-16578 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross).
48. **SDR-16581 - SITE DEVELOPMENT REVIEW RELATED TO GPA-16578 AND ZON-16580 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC.** - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density

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Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross).

49. **GPA-17129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES** - Request for a Rezoning FROM: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly).
50. **ZON-16632 - REZONING RELATED TO GPA-17129 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-V (CIVIC) on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), Ward 5 (Weekly).
51. **SDR-15034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-17129 AND ZON-16632 - PUBLIC HEARING - APPLICANT/OWNER: PRAYER CENTER REVIVAL CRUSADE MINISTRIES** - Request for a Site Development Plan Review FOR A PROPOSED 5,750 SQUARE-FOOT ADDITION TO AN EXISTING 1,673 SQUARE-FOOT CHURCH AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.69 acres at 1316 and 1352 Miller Avenue and 1329 West Carey Avenue (APNs 139-21-510-007, 073 and 074), C-1 (Limited Commercial) Zone and C-2 (General Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).
52. **ZON-16510 - REZONING - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), Ward 5 (Weekly).
53. **VAR-16512 - VARIANCE RELATED TO ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Variance TO ALLOW 68 PERCENT LOT COVERAGE WHERE 50 PERCENT LOT COVERAGE IS THE MAXIMUM PERMITTED on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

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54. **VAR-16516 - VARIANCE RELATED TO ZON-16510 AND VAR-16512 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Variance TO ALLOW 89 PARKING SPACES WHERE 121 PARKING SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
55. **SUP-16520 - SPECIAL USE PERMIT RELATED TO ZON-16510, VAR-16512 AND VAR-16516 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
56. **SDR-16508 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16510, VAR-16512, VAR-16516 AND SUP-16520 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 5-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 10,500 SQUARE FEET OF COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS on 0.98 acres at the southwest corner of Rainbow Boulevard and Peak Drive (APN 138-15-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
57. **VAR-16497 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE** - Request for a Variance TO ALLOW A NINE-FOOT SETBACK IN THE FRONT YARD WHERE 25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A FIVE-FOOT SETBACK IN THE REAR YARD WHERE 15 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENCE on 0.48 acres at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian).
58. **SUP-16498 - SPECIAL USE PERMIT RELATED TO VAR-16497 - PUBLIC HEARING - APPLICANT/OWNER: KEN BERRYDANE** - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 2521 Driftwood Drive (APN 139-32-512-016), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 1 (Tarkanian).

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59. VAR-16505 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
60. SUP-16483 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PAWN PLACE - OWNER: DECATUR REAL ESTATE HOLDINGS, LLC - Request for a Special Use Permit FOR A PAWN SHOP AND WAIVERS OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM SIX SIMILAR USES at 1940 North Decatur Boulevard (APN 139-19-301-005), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
61. SDR-16500 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: WINGS TO GO - OWNER: FORT APACHE COMMONS, LTD., LLC - Request for a Site Development Plan Review FOR A 580 SQUARE-FOOT RESTAURANT ADDITION TO AN EXISTING SERVICE STATION (WITHOUT INCIDENTAL AUTO REPAIR) on 1.86 acres at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

62. TXT-17138 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend the Las Vegas Zoning Code to update and revise various Title 19 requirements and make corrections and clarifications as appropriate.

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 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 to speak, 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.