

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

## 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, 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 **October 5, 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.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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.

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

#### 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. TMP-16653 - TENTATIVE MAP - EASTERN AVENUE LOFTS SINGLE FAMILY TOWNHOMES - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - Request for a Tentative Map FOR A PROPOSED 79-LOT SINGLE FAMILY DEVELOPMENT on 6.07 gross acres adjacent to the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), R-PD13 (Residential Planned Development - 13 Units Per Acre) Zone, Ward 3 (Reese).

#### 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.

2. ZON-16915 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHERFI - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), Ward 5 (Weekly).
3. VAR-16996 - VARIANCE RELATED TO ZON-16915 - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHERFI - Request for a variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT OF 1.08 ACRES WHERE FIVE ACRES IS THE MINIMUM AREA REQUIRED on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. **SDR-16914 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16915 AND VAR-16996 - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHFERI** - Request for a Site Development Plan Review FOR A 6 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly).
  
5. **SUP-16947 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERICAN OUTDOOR ADVERTISING, LLC - OWNER: LDR-DMG MEADOW & DECATUR, LLC** - Request for a Special Use Permit FOR A PROPOSED OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 4600 Meadows Lane (APN 139-31-110-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
  
6. **SUP-16948 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BRINKER NEVADA LLC - OWNER: MONTECITO MARKETPLACE** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK on the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-019), TC (Towncenter) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).
  
7. **SDR-16954 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE CHONG CO. - OWNER: CFT-TCC NELLIS, LLC** - Request for a Site Development Plan Review FOR A 8,345 SQUARE FOOT SHOPPING CENTER on 1.24 acres on the west side of Nellis Boulevard, approximately 1,060 feet south of Bonanza Road (APN 140-32-517-003), C-2 (General Commercial) Zone, Ward 3 (Reese).
  
8. **SDR-16972 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL CORPORATE CENTER, LLC** - Request for a Site Development Plan Review FOR A 6,000 SQUARE FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) on 1.04 acres adjacent to the southeast corner of Ann Road and Painted Mirage Road (APN 125-34-116-005), C-2 (General Commercial) Zone, Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. VAC-16642 - VACATION - PUBLIC HEARING - OWNER: KOBIE CREEK, LLC - APPLICANT: BRAMBLE HOMES - Petition to vacate a portion of the Gowan Road Right of Way generally located on the northwest corner of Gowan Road and Decatur Boulevard, Ward 6 (Ross).

#### PUBLIC HEARING ITEMS:

10. ABEYANCE - GPA-16168 - 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 0.2 acres at 11 Prince Lane (APN: 140-31-812-020), Ward 3 (Reese).
11. ZON-16169 - REZONING RELATED TO GPA-16168 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), Ward 3 (Reese).
12. SDR-16174 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16168 AND ZON-16169 - PUBLIC HEARING - OWNER/APPLICANT: JOHN HERNANDEZ - Request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF AN EXISTING HOME TO A 1,186 SQUARE FOOT OFFICE BUILDING AND WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.2 acres at 11 Prince Lane (APN 140-31-812-020), R-1 (Single Family Residential) Proposed P-R (Professional Office and Parking), Ward 3 (Reese).
13. ABEYANCE - 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).
14. ABEYANCE - 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).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

15. **ABEYANCE - 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).
  
16. **ABEYANCE - 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).
  
17. **ABEYANCE - 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).
  
18. **ABEYANCE - 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).
  
19. **ABEYANCE - 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).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

20. **ABEYANCE - 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).
  
21. **ABEYANCE - 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).
  
22. **ABEYANCE - 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 (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).
  
23. **ABEYANCE - 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).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. **ABEYANCE - 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).
25. **ABEYANCE - ZON-16179 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG** - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian).
26. **ABEYANCE - VAR-16181 - VARIANCE RELATED TO ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG** - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) Zone [PROPOSED: C-1 (LIMITED COMMERCIAL) Zone] , Ward 1 (Tarkanian).
27. **VAR-17191 - VARIANCE RELATED TO ZON-16179 AND VAR-16181 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG** - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 87 FEET WHERE 100 FEET IS REQUIRED on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial) Zone] , Ward 1 (Tarkanian).
28. **ABEYANCE - SDR-16180 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179, VAR-16181, AND VAR-17191 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG** - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone] , Ward 1 (Tarkanian).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

29. **TABLED - VAR-14193 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Request for a Variance TO ALLOW A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING AND TO ALLOW THIS STRUCTURE TO BE 2,475 SQUARE FEET WHERE 1,613 SQUARE FEET IS PERMITTED on 0.54 acres at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson).
30. **TABLED - SUP-14192 - SPECIAL USE PERMIT RELATED TO VAR-14193 - PUBLIC HEARING - APPLICANT/OWNER: RONALD J. WALKER** - Request for a Special Use Permit FOR A PROPOSED NON-HABITABLE ACCESSORY STRUCTURE TO BE 4 FEET TALLER THAN THE MAIN DWELLING at 1295 South Tenaya Way (APN 163-03-103-016), R-E (Residence Estates) Zone, Ward 2 (Wolfson).
31. **RESCIND PREVIOUS ACTION - VAR-14734 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).  
**NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).**
32. **RECONSIDER - VAR-14734 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
33. **RESCIND PREVIOUS ACTION - VAR-14735 - VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).  
**NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).**

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

34. **RECONSIDER - VAR-14735 - VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
35. **RESCIND PREVIOUS ACTION - SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).  
**NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).**
36. **RECONSIDER - SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
37. **VAR-16769 - VARIANCE RELATED TO VAR-14734, VAR-14735 AND SUP-15027 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 2 (Wolfson).
38. **ABEYANCE - 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).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

39. **VAR-15338 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW PROPOSED SINGLE FAMILY DWELLING TO BE 14 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A SIDE SETBACK OF 4 FEET WHERE 5 FEET IS REQUIRED on 0.14 acres at 6163 Maxmar Court (APN 138-14-713-003), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
40. **VAR-16645 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW PROPOSED SINGLE FAMILY DWELLING TO BE 14 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.157 acres at 6162 Maxmar Court (APN 138-14-713-007), R-1 (Single Family Residential) Zone, Ward 5 (Weekly).
41. **VAR-16646 - VARIANCE - PUBLIC HEARING - OWNER/APPLICANT: S.F. INVESTMENTS, LLC** - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 11 FEET FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 0.16 acres at 6130 Patriots Point Court (APN 138-14-714-005), U (Undeveloped) Zone Under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).
42. **SUP-16850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ST. THOMAS CATHOLIC CHURCH** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP located on the south side of Roberta Drive, approximately 1280 feet west of Decatur Boulevard (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).
43. **SDR-16849 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-16850 - PUBLIC HEARING - APPLICANT/OWNER: ST. THOMAS CATHOLIC CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED 11,590 SQUARE FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARD on 2.45 acres located on the south side of Roberta Drive, approximately 1280 feet west of Decatur Boulevard, (APN 138-13-801-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 5 (Weekly).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

44. **SUP-17404 - SPECIAL USE PERMIT - PUBLIC HEARING - - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
45. **SUP-17405 - SPECIAL USE PERMIT RELATED TO SUP-17404 - PUBLIC HEARING - - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
46. **SDR-16952 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17404 AND SUP-17405 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC** - Request for a Site Development Plan Review FOR A 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
47. **SUP-16750 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOUG HERMANSEN - OWNER: CHARLESTON HEIGHTS DEVELOPMENT, LLC** - Request for a Special Use Permit FOR A MASSAGE ESTABLISHMENT WITH WAIVERS OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND THE 1000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT at 6800 West Cheyenne Avenue (APN 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
48. **SUP-16911 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FL SMITH, LLC - OWNER: FORT APACHE COMMONS LTD, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 1101 South Fort Apache Road (APN 163-05-110-006), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**NOVEMBER 2, 2006**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 13

49. **SDR-16919 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT /OWNER: CHARLESTON & JONES LLC** - Request for a Site Development Plan Review and a Waiver of the Perimeter Landscape Buffering Requirement FOR THE CONVERSION OF A 192-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).
50. **SDR-16959 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TODD & ASSOCIATES - OWNER: DONREY OF NEVADA INC.** - Request for a Site Development Plan Review FOR THREE PROPOSED TEMPORARY BUILDINGS TOTALLING 7,920 SQUARE FEET on 1.9 acres at 919 West Bonanza Road (APN 139-28-801-005), M (Industrial) Zone, Ward 5 (Weekly).

#### **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.**