

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

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 Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Ward 5

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

City Clerk's Bulletin Board, City Hall Plaza, 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 **February 8, 2007** Planning Commission Meeting minutes by reference (___vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

Agenda

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PLANNING COMMISSION MEETING

MARCH 8, 2007

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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.

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<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. ABEYANCE - ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC - Petition to annex property located at the southwest corner of North Tenaya Way and Grand Teton Drive, containing approximately 36.57 acres (APN 125-15-101-003), Ward 6 (Ross).
2. TMP-19299 - TENTATIVE MAP - PALISADES BUSINESS PARK - APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Tentative Map FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION 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).

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 - VAC-19032 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC - Petition to vacate a 40-foot wide BLM right-of-way grant along the north side of Deer Springs Way commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot wide portion of an U.S. Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way, Ward 6 (Ross).

Agenda

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PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. **SDR-19357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL** - Request for a Major Modification to an approved Site Development Plan Review (SDR-9439) FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 412 RESIDENTIAL UNITS AND 57,772 SQUARE FEET OF COMMERCIAL SPACE on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

5. **VAC-19234 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC** - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1st Street, Ward 3 (Reese).

6. **VAC-19235 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL** - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Lewis Avenue, north of Clark Avenue, between Main Street and First Street, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

7. **DIR-20042 - CITY OF LAS VEGAS** - Presentation regarding the Floyd Lamb Park Master Plan.

8. **ABEYANCE - GPA-18776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

9. **ZON-18773 - REZONING RELATED TO GPA-18776 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - Request for a Rezoning FROM: O (OFFICE) AND R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) TO: C-1 (LIMITED COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

10. **SUP-18774 – SPECIAL USE PERMIT RELATED TO GPA-18776 AND ZON-18773 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - Request for a Special Use Permit FOR AN EXISTING BUILDING MAINTENANCE SERVICE AND SUPPLY ESTABLISHMENT at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential - Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

11. **SDR-19330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18776, ZON-18773 AND SUP-18774 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA** - Request for a Site Development Plan Review FOR A 1,548 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES AND A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential-Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

12. **ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Parks Element and revise the 2020 Master Plan.

13. **ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).

14. **VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

15. **VAR-19609 - VARIANCE RELATED TO ZON-18923 AND VAR-18924 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

16. **SDR-18925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18923, VAR-18924 AND VAR-19609 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Site Development Plan Review FOR A TWO-STORY, 3,218 SQUARE FOOT PROFESSIONAL OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FOUR FEET ON THE NORTH AND ZERO FEET ON SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

17. **VAR-19353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

18. **VAR-19356 - VARIANCE RELATED TO VAR-19353 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Variance TO ALLOW 24 PARKING SPACES WHERE 27 SPACES ARE THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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PLANNING COMMISSION MEETING

MARCH 8, 2007

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TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

19. **SDR-19350 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19353 AND VAR-19356 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA** - Request for a Site Development Plan Review FOR A PROPOSED 4,722 SQUARE-FOOT COMMERCIAL BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO PERIMETER LANDSCAPE BUFFER IN THE SIDE YARDS WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER IN THE REAR YARD WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

20. **WVR-19784 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY** - Request for a Waiver to Title 18.12.130 TO ALLOW NO CIRCULAR CUL-DE-SAC AT THE TERMINATION OF SCARLET OAK AVENUE on 8.2 acres at 3200 East Sahara Avenue (APN 162-01-801-016), C-2 (General Commercial) Zone, Ward 3 (Reese).

21. **SUP-19359 - SPECIAL USE PERMIT RELATED TO WVR-19784 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY** - Request for a Special Use Permit TO ALLOW A MOTOR VEHICLE SALES (NEW) FACILITY AND A WAIVER TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese).

22. **SDR-19363 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-19784 AND SUP-19359 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 251,828 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 17.01 acres at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese).

23. **VAR-19282 - VARIANCE - PUBLIC HEARING - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT AGENCY** - Request for a Variance TO ALLOW 267 EXISTING PARKING SPACES WHERE 301 PARKING SPACES ARE REQUIRED FOR AN EXISTING SHOPPING CENTER on 5.20 acres at 7871 through 7891 West Charleston Boulevard (APNs 163-04-514-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. **SUP-19296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS** - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL ZONED PROPERTY at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5.

25. **SUP-19329 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILL YUGU TANG - OWNER: DAVID SADRI** - Request for a Special Use Permit TO ALLOW A PROPOSED MASSAGE ESTABLISHMENT AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 90 FEET FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM SEPARATION REQUIRED at 2117 Paradise Road (APN 162-03-413-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

26. **SUP-19340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOE BAHNAN** - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 2981 East Charleston Boulevard (APN 139-36-415-014), M (Industrial) Zone, Ward 3 (Reese).

27. **SDR-19276 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JERMAC** - Request for a Site Development Plan Review FOR AN 80,000 SQUARE FOOT THREE-STORY OFFICE BUILDING AND A THREE-LEVEL PARKING GARAGE on 13.2 acres at 1725 North Rainbow Boulevard (a portion of APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 5.

28. **SDR-19352 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GREYMOUTH, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 48-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.25 acres at 2380 Searles Avenue (APN 139-26-508-016), C-2 (General Commercial) Zone Under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

DIRECTOR'S BUSINESS:

29. TXT-19240 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.040 to delete all references to Resolutions of Intent for rezoning applications and to amend rezoning procedures accordingly.
30. TXT-19965 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04, "Permissible Uses," to establish standards for the storage of commercial vehicles.

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.