

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 22, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

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 22, 2007** Planning Commission Meeting minutes by reference (___ vote)

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

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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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-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST** - Request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (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.
3. **TMP-18305 - TENTATIVE MAP - BRADLEY/SOLAR - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS** - Request for a Tentative Map FOR A 40-LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone], Ward 6 (Ross).
4. **TMP-19615 - TENTATIVE MAP - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at 9775 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
5. **TMP-19678 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT/OWNER: NEWPORT LOFTS, LLC** - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.49 acres at 200 Hoover Avenue (APN 139-34-401-013), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

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6. **TMP-19684 - TENTATIVE MAP - CHEYENNE FAIRWAYS BUSINESS CENTER - APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC** - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.22 acres at 8660 - 8690 West Cheyenne Avenue (APN 138-08-801-019), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

7. **ANX-19561 - ANNEXATION - APPLICANT/OWNER: DARK, LLC** - Petition to annex property generally located on the south side of Deer Springs Way, approximately 290 feet west of Grand Canyon Drive (APN 125-19-301-007), containing approximately 5.0 acres, 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.

8. **ZON-19691 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. POLLINS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 0.16 acres at 204 West Monroe Avenue (APN 139-27-111-068), Ward 5.

9. **MSP-19558 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC** - Request to amend a previously approved Master Sign Plan (MSP-8319) TO ALLOW CHANNEL LETTERING WHERE VINYL LETTERING WAS PREVIOUSLY APPROVED; TO INCREASE THE ALLOWABLE SQUARE FOOTAGE PER TENANT SIGN FROM THE APPROVED 3 FEET X 12 FEET TO 3.5 FEET X 25 FEET, AND TO ADD AN ADDITIONAL TENANT SIGN TO THE EAST ELEVATION, BRINGING THE TOTAL TENANT SIGNS ON THAT SIDE TO FIVE WHERE THE APPROVAL SPECIFIED ONLY FOUR on 13.2 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 5.

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10. **SUP-19568 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOMOTARO SUSHI & SHABU SHABU BAR - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE I, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT AND A WAIVER FROM THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK at 7160 North Durango Drive, Suite #140 (APN 125-20-510-021), TC (Town Center) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).

11. **VAC-19526 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS** - Petition to vacate a 10-foot wide public right-of-way running between Maryland Parkway and Eleventh Street approximately 70 feet south of Oakey Boulevard, Ward 3 (Reese).

12. **VAC-19586 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC** - Petition to Vacate the Rose Street alignment and adjacent pedestrian easements south of Pinto Lane, Ward 5.

13. **VAC-19628 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BARBARA J. FARMANALI** - Petition to vacate a drainage easement generally located on the north side of Centennial Parkway, approximately 645 feet east of Leon Avenue, Ward 6 (Ross).

14. **SDR-19629 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF AN EXISTING PUBLIC PARK on 7.31 acres at the southeast corner of Bradley Road and Grand Teton Drive (a portion of APN 125-13-501-009), C-V (Civic) Zone, Ward 6 (Ross).

15. **SDR-19658 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC** - Request for a Site Development Plan Review FOR AN 8,500 SQUARE FOOT RETAIL BUILDING AND AN 18,000 SQUARE FOOT RETAIL BUILDING IN AN EXISTING SHOPPING CENTER on 36.5 acres at 9400 West Sahara Avenue (APNs 163-06-816-005, 019, 034, and 036), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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PUBLIC HEARING ITEMS:

16. **ABEYANCE - 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).

17. **ABEYANCE - 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).

18. **ABEYANCE - 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).

19. **ABEYANCE - RQR-17661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK** - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

20. **ABEYANCE - ROR-17763 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY** - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 5.

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21. **ABEYANCE - RQR-17764 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION** - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5.

22. **ABEYANCE - VAR-18984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC** - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

23. **ABEYANCE - SDR-18693 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC** - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF SIX FEET WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APNs 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

24. **ABEYANCE - VAR-18090 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAL, LLC** - Request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

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25. **ABEYANCE - SDR-18031 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18090 - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC** - Request for a Site Development Plan Review FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
26. **TABLED - RENOTIFICATION - VAC-13850 - VACATION - APPLICANT/OWNER: WILLIAM LYON HOMES** - Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross).
27. **ABEYANCE - RENOTIFICATION - 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). **NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 48-UNITS TO 50-UNITS.**
28. **ZON-19616 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC.** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), Ward 3 (Reese).
29. **VAR-20139 - VARIANCE RELATED TO ZON-19616 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC.** - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 72 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

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30. **SDR-19614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19616 AND VAR-20139 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (V-0016-83) FOR THE ADDITION OF 342 SQUARE FEET TO AN EXISTING RESTAURANT on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).
31. **ZON-19647 - REZONING - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), Ward 4 (Brown).
32. **VAR-19646 - VARIANCE RELATED TO ZON-19647 - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT** - Request for a Variance TO ALLOW 150 PARKING SPACES WHERE 152 IS REQUIRED on a 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
33. **SDR-19643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19647 AND VAR-19646 - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT** - Request for a Site Development Plan Review FOR A 37,925 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED AND A 2-FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROEPRTY LINE WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
34. **ZON-19673 - REZONING - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5.

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35. **VAR-19672 - VARIANCE RELATED TO ZON-19673 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Variance TO ALLOW 68,875 SQUARE FEET OF OPEN SPACE WHERE 142,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 161-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5.
36. **SDR-19670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST** - Request for a Site Development Plan Review for a 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5.
37. **ZON-19680 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: M (INDUSTRIAL) on 0.15 acres on the southeast corner of "F" Street and Wilson Avenue (APN 139-27-301-002), Ward 5.
38. **SUP-19681 - SPECIAL USE PERMIT RELATED TO ZON-19680 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION** - Request for a Special Use Permit FOR A RESCUE MISSION on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5.
39. **SDR-19679 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19680 AND SUP-19681 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION** - Request for a Site Development Plan Review FOR A PROPOSED 10,771 SQUARE FOOT RESCUE MISSION AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE 15-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED AND TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED on 1.82 acres on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5.

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40. **VAR-19502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLY DON AND PATRICE L. MARSHALL** - Request for Variance TO ALLOW THE ENCLOSURE OF AN EXISTING PATIO COVER 20 FEET FROM THE REAR PROPERTY LINE WHICH REQUIRES A 30-FOOT SETBACK on 0.25 acres at 4820 Golfridge Drive (APN 125-35-810-034), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross).
41. **VAR-19958 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARTUR TERABELIAN** - Request for a Variance TO ALLOW A HABITABLE ACCESSORY STRUCTURE TO EXCEED 50 PERCENT OF THE FLOOR AREA OF THE MAIN DWELLING on 0.69 acres at 7900 Thunder Echo Street (APN 125-13-115-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).
42. **SUP-19676 - SPECIAL USE PERMIT RELATED TO VAR-19958 - PUBLIC HEARING - APPLICANT/OWNER: ARTUR TERABELIAN** - Request for a Special Use Permit FOR A PROPOSED TWO BEDROOM, 2,227 SQUARE FOOT HABITABLE ACCESSORY STRUCTURE on 0.69 acres at 7900 THUNDER ECHO STREET (APN 125-13-115-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).
43. **SUP-19103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE LOCATION WITH A WAIVER OF THE REQUIREMENT THAT STORED VEHICLES BE EFFECTIVELY SCREENED SO AS NOT TO BE VISIBLE FROM ADJOINING PROPERTIES OR PUBLIC RIGHTS-OF-WAY at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
44. **ROC-19273 - REVIEW OF CONDITION RELATED TO SUP-19103 - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS - OWNER: MUSTANG MAN, LLC.** - Request for a Review of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) TO ALLOW AUTO DEALER INVENTORY STORAGE WHERE THE ORIGINAL CONDITION STATED THAT THERE SHALL BE NO OUTDOOR STORAGE OF ANY KIND on 1.61 acres at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Agenda

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45. **SUP-19645 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.** - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION - SPECIFIED WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 60 FEET FROM A RESIDENTIAL ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 100 FEET FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
46. **SDR-19648 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-19645- PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (Z-62-72) FOR A 1,500 SQUARE FOOT ADDITION WITH DRIVE-THRU TO AN EXISTING 2,009 SQUARE FOOT COMMERCIAL BUILDING WITHIN AN EXISTING SHOPPING CENTER on 4.56 acres at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
47. **SUP-19671 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC** - Request for a Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 130 FEET FROM A RESIDENTIAL USE WHERE A MINIMUM OF 200 FEET IS REQUIRED at 5067 East Owens Avenue (APN 140-29-510-021), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

48. **ABEYANCE - 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.
49. **TXT-19912 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend the Town Center Development Standards Manual to establish standards for consignment sales.

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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.