

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 12, 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 **March 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.

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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. ABEYANCE - 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).
3. TMP-20169 - TENTATIVE MAP - FARM/US95 - APPLICANT/OWNER: FAIRFIELD FARM ROAD, LP - Request for a Tentative Map FOR A 739-UNIT FOUR STORY CONDOMINIUM DEVELOPMENT on 22.67 acres at 7501 Oso Blanca Road (APN 125-17-301-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)], Ward 6 (Ross).
4. TMP-20197 - TENTATIVE MAP - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANHRATZ - OWNER: GREAT WASH PARK, LLC - Request for a Tentative Map FOR A 324-UNIT MIXED-USE DEVELOPMENT on 28.62 acres at 302 South Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

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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.

5. ABEYANCE - RENOTIFICATION - 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).

6. ZON-20185 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), Ward 6 (Ross).

7. SDR-20186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20185 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Site Development Plan Review FOR A TWO STORY, 21,730 SQUARE FOOT MEDICAL OFFICE BUILDING AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), U (Undeveloped) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Special Land Use Designation], Ward 6 (Ross).

8. ZON-20200 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), Ward 3 (Reese).

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9. **SDR-20201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20200 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR THE RENOVATION OF AN EXISTING PUBLIC PARK on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), R-1 (Single Family Residential) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

10. **ZON-19444 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NADER ZEIGHAMI** - Request for a Rezoning FROM R-E: (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres located on the northwest corner of Decatur Boulevard and Auburn Avenue (APN 138-24-511-012), Ward 5.

11. **VAR-20027 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC** - Request for a Variance TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) TO BE 21,122 SQUARE FEET WHERE 3,136 SQUARE FEET IS THE MAXIMUM ALLOWED on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

12. **SUP-20025 - SPECIAL USE PERMIT RELATED TO VAR-20027 - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC** - Request for a Special Use Permit TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

13. **SUP-20198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC** - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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14. **SDR-20196 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20198 - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC** - Request for a MAJOR MODIFICATION OF AN APPROVED PLOT PLAN REVIEW [Z-0045-88(1)] FOR AN EXISTING BUILDING IN CONJUNCTION WITH A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES DEALERSHIP on 7.73 acres at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

15. **SUP-20184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC** - Request for a Special Use Permit FOR HORSE DRAWN CARRIAGE RIDES at 1060 South Main Street (APN 139-33-811-013), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

16. **SUP-20189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO** - Request for a Special Use Permit FOR A BAILBOND SERVICE at 117 Gass Street (APN 139-34-310-029), C-2 (General Commercial) Zone, Ward 3 (Reese).

17. **SDR-20124 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR AN EXISTING 1,900 SQUARE-FOOT VETERINARY SCHOOL, 4,116 SQUARE-FOOT ANIMAL SHELTER, 1,900 SQUARE-FOOT OFFICE, AND A PROPOSED BARN AND RESTROOM FACILITY on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese).

18. **SDR-20166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RUOMEI WANG & YIHONG LIU** - Request for a Site Development Plan Review FOR A PROPOSED SINGLE STORY 5,000 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE WEST LANDSCAPE BUFFER TO ALLOW THREE-FEET EIGHT INCHES WHERE EIGHT FEET IS REQUIRED on .45 acres, located on the west side of James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road (APN 138-23-110-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 5.

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19. **SDR-20178 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LEVITZ HOME FURNITURE - OWNER: CONSTANTINO NOVAL NEVADA LLC.** - Request for a Site Development Plan Review FOR A PROPOSED FREESTANDING SIGN, 80-FEET IN HEIGHT WITHIN 200 FEET OF THE US 95 HIGHWAY on 8.19 acres at 81 South Martin Luther King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5.

20. **VAC-19867 - VACATION - PUBLIC HEARING - APPLICANT: LAS VEGAS CIVIL ENGINEERING - OWNER: RUTHERFORD MCKINNEY** - Petition to Vacate a 20-foot wide section of public right-of-way generally located west of D Street, north of Owens Avenue and south of Leonard Avenue, Ward 5.

PUBLIC HEARING ITEMS:

21. **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.

22. **ABEYANCE - 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.

23. **ABEYANCE - 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.

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24. **ABEYANCE - SDR-19330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18776, ZON-18773 AND SUP-18774 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVE MARIA** - 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.
25. **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.
26. **ABEYANCE - 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).
27. **ABEYANCE - 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).
28. **ABEYANCE - 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).

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29. **ABEYANCE - 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).
30. **ABEYANCE - 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).
31. **ABEYANCE - 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).
32. **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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33. **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).
34. **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).
35. **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).
36. **ABEYANCE - RENOTIFICATION - 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).

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37. ABEYANCE - RENOTIFICATION - 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).
38. ABEYANCE - RENOTIFICATION - 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). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE AN 8 FOOT PERIMETER LANDSCAPE BUFFER IS REQUIRED.
39. 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).
40. ABEYANCE - RQR-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.
41. ABEYANCE - ROR-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.

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42. ABEYANCE - 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).
43. ABEYANCE - 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. GPA-20150 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).
45. ZON-20151 - REZONING RELATED TO GPA-20150 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).
46. VAR-20152 - VARIANCE RELATED TO GPA-20150 AND ZON-20151 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Variance TO ALLOW A TWO-STORY 35 FOOT HIGH OFFICE BUILDING 15 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 3 (Reese).

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47. **SDR-20149 - RELATED TO GPA-20150, ZON-20151 AND VAR-20152 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A PROPOSED 11,110 SQUARE FOOT OFFICE BUILDING on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 3 (Reese).
48. **GPA-20175 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.54 acres on property located on the north side of Alta Drive, approximately 500-feet west of Decatur Boulevard, (APN 138-36-713-028 and 138-36-713-029) Ward 1 (Tarkanian).
49. **ZON-19128 - REZONING RELATED TO GPA-20175 PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST** - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) on 0.26 acres on property located on the north side of Alta Drive, approximately 600-feet west of Decatur Boulevard (APN 138-36-713-028), Ward 1 (Tarkanian).
50. **GPA-20188 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).
51. **ZON-20192 - REZONING RELATED TO GPA-20188 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) UNDER A RESOLUTION OF INTENT TO C-V (CIVIC) ZONE TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).

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52. **WVR-20191 - WAIVER RELATED TO GPA-20188 AND ZON-20192 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Waiver of Title 18.12.100 TO ALLOW PRIVATE STREETS TO BE 24 FEET WIDE WHERE 37 FEET IS THE MINIMUM FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION ON 3.98 ACRES located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
53. **VAR-20193 - VARIANCE RELATED TO GPA-20188, ZON-20192 AND WVR-20191 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.98 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
54. **VAR-20190 - VARIANCE RELATED TO GPA-20188, ZON-20192, WVR-20191 AND VAR-20193 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD. - OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 2,059 SQUARE FEET OF OPEN SPACE WHERE 40,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.98 acres located at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
55. **SDR-20187 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20188, ZON-20192, WVR-20191, VAR-20193 AND VAR-20190 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION OF THREE-STORY (38.5-FOOT HIGH) HOMES ON 3.98 ACRES, located on the northeast corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).

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56. **GPA-20216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).
57. **ZON-20217 - REZONING RELATED TO GPA-20216 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).
58. **WVR-20568 - WAIVER RELATED TO GPA-20216 AND ZON-20217 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for Waiver OF TITLE 18.12.130 FOR TERMINATION OF A PRIVATE STREET WITHOUT A CIRCULAR CUL-DE-SAC OR CRASH GATE on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
59. **VAR-20219 - VARIANCE RELATED TO GPA-20216, ZON-20217 AND WVR-20568 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW 10,288 SQUARE FEET OF OPEN SPACE WHERE 46,718 SQUARE FEET IS THE MINIMUM REQUIRED on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

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60. **VAR-20419 - VARIANCE RELATED TO GPA-20216, ZON-20217, WVR-20568 AND VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.91 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 65-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
61. **SDR-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND VAR-20419 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
62. **GPA-20227 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: REI NEON LLC - OWNER: K.M. BAILEY & T. PARTO 2003 LIVING TRUST, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) AND LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: MXU (MIXED USED) on approximately 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR Right of Way (Multiple APNs), Ward 3 (Reese).
63. **ZON-19210 - REZONING - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), Ward 6 (Ross).

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64. **VAR-19853 - VARIANCE RELATED TO ZON-19210 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS, LLC** - Request for a Variance TO ALLOW A PROPOSED CONDOMINIUM BUILDING TO BE 55 FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 173 FEET on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), U (Undeveloped) Zone [M-TC (Medium Density Residential-Town Center) General Plan Designation] To: T-C (Town Center) [M-TC (Medium Density Residential - Town Center)] Special Land Use Designation] Ward 6 (Ross).
65. **SDR-19211 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19210 AND VAR-19853 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS LLC** - Request for a Site Development Plan Review FOR A 115-UNIT CONDOMINIUM DEVELOPMENT COMPOSED OF TWO FIVE-STORY BUILDINGS on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), U (Undeveloped) Zone [M-TC (Medium Density Residential- Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center)] Special Land Use Designation], Ward 6 (Ross).
66. **ZON-20397 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), Ward 3 (Reese).
67. **VAR-20398 - VARIANCE RELATED TO ZON-20397 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Variance to ALLOW EIGHT PARKING SPACES WHERE 18 PARKING SPACES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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68. **VAR-20399 - VARIANCE RELATED TO ZON-20397 AND VAR-20398 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Variance to ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS REQUIRED, TO ALLOW 60% LOT COVERAGE WHERE A MAXIMUM LOT COVERAGE OF 50% IS REQUIRED, TO ALLOW A REAR YARD SETBACK OF 13.33 FEET WHERE 15 FEET IS REQUIRED, TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SIDE STREET (CORNER) SETBACK OF 6.5 FEET WHERE 15 FEET IS REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
69. **SDR-19675 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20397, VAR-20398, VAR-20399 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Site Development Plan Review FOR A PROPOSED 5,376 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FOUR FOOT LANDSCAPE BUFFER ON THE CORNER SIDE WHERE A 15 FOOT LANDSCAPE BUFFER IS REQUIRED AND A ZERO FOOT LANDSCAPE BUFFER ON THE SIDE AND REAR WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED, AND TO ALLOW SIX PERIMETER LANDSCAPE BUFFER TREES WHERE NINE TREES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
70. **ZON-20602 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-2 (MEDIUM DENSITY RESIDENTIAL) on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone, Ward 3 (Reese).
71. **SUP-19483 - SPECIAL USE PERMIT RELATED TO ZON-20602 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATER BAPTIST CHURCH** - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone [PROPOSED: R-2 (Medium Density Residential) Zone], Ward 3 (Reese).

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72. **SDR-19484 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20602 AND SUP-19483 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A 10,327 SQUARE FOOT CHURCH AND A WAIVER TO ALLOW NO LANDSCAPING ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone [PROPOSED: R-2 (Medium Density Residential) Zone], Ward 3 (Reese).
73. **VAR-19888 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD D. BEECHER** - Request for a Variance TO ALLOW AN EXISTING CARPORT NINE-FOOT FIVE-INCHES FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED at 304 Wisteria Avenue (APN 138-36-115-045), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
74. **VAR-20020 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER LOGAN** - Request for a Variance TO ALLOW A PROPOSED EIGHT FOOT TALL WALL WHERE FIVE FEET IS THE MAXIMUM HEIGHT PERMITTED AND TO ALLOW THE BOTTOM FOUR FEET TO BE SOLID WALL WHERE TWO FEET OF SOLID WALL IS PERMITTED WITHIN THE FRONT YARD SETBACK OF A SINGLE FAMILY RESIDENCE at 8260 Via Olivero Avenue (APN 163-04-404-007), R-E (Residence Estate) Zone, Ward 2 (Wolfson).
75. **RQR-18626 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD** - Required One Year Review of an approved Special Use Permit (SUP-2758) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
76. **RQR-18678 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z J & R PROPERTIES, LLC** - Required Two Year Review of an Approved Special Use Permit (U-0043-94) WHICH ALLOWED A 55 FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3920 West Charleston Boulevard (APN 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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77. **RQR-18679 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY** - Required Two-Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
78. **RQR-18680 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC** - Required One-Year Review of an approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4950 Rancho Drive (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
79. **RQR-18714 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E. WILKIE** - Required Two Year Review of an approved Special Use Permit (SUP-4690), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2001 Western Avenue (APN 162-04-703-010), M (Industrial) Zone, Ward 3 (Reese).
80. **RQR-18896 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: PEYMAN MASACHI - OWNER: RANCHO ALLEN, LLC** - Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5.
81. **SUP-19754 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA** - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 1510 East Sahara Avenue (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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82. **SUP-20138 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEVE OKOSISI AND SUSAN NWOGBE - OWNER: TECH RETAIL CENTER** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED RESTAURANT at 2400 North Buffalo Drive, Suite #145 (APN 138-15-402-001), C-1 (Limited Commercial), Ward 4 (Brown).
83. **SUP-20214 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALFREDO'S ITALIAN BISTRO - OWNER: PARKVALE PARTNERS, LLC.** - Request for a Special Use Permit FOR THE ADDITION OF A BEER/WINE/COOLER ON-SALE USE TO AN EXISTING RESTAURANT AND A WAIVER TO ALLOW A 300 FOOT SEPARATION DISTANCE FROM AN EXISTING CHURCH WHERE A 400 FOOT SEPARATION DISTANCE IS REQUIRED at 4275 North Rancho Drive, Suite #130 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).
84. **SUP-20215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY on 0.46 acres at 3708 Waterhole Street (APN 138-12-611-023), R-E (Residence Estates) Zone, Ward 6 (Ross).

NON-PUBLIC HEARING ITEMS:

85. **DIR-20988 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Presentation on the Kyle Canyon Plan.

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.