

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 26, 2007

Council Chambers 400 Stewart Avenue

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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

Councilwoman Brenda J. Williams, Ward 5 (Interim)

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 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. **TMP-20526 - TENTATIVE MAP - CLIFFS EDGE POD 201 & 203 AMENDED UNIT 4 - APPLICANT/OWNER: K B HOME NEVADA, INC.** - Request for a Major Amendment to an approved Tentative Map (TMP-5290) FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.72 acres at the southwest corner of Grand Teton Drive and Shaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [RSL (Residential Small Lot) and ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).
2. **ANX-20441 - ANNEXATION - APPLICANT/OWNER: RICHMOND AMERICAN HOMES** - Petition to Annex properties located at southeast corner of Michael Way and Madre Mesa Drive, containing approximately 11.18 acres (APNs 138-13-701-010, 011, 012, and 138-13-701-036), Ward 5 (Williams).
3. **ANX-20533 - ANNEXATION - OWNER/APPLICANT: SRODES, LLC** - Petition to Annex property located at 5695 North Rainbow Boulevard containing approximately 0.96 acres (APN 126-27-803-005), 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.

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4. **ZON-20512 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Williams).

5. **SDR-20523 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20512 - APPLICANT/OWNER: RANCHO PARK RESIDENTIAL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 535-UNIT CONDOMINIUM DEVELOPMENT on 33.52 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams).

6. **VAR-20464 - VARIANCE - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED at 850 North Decatur Boulevard (APN 139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

7. **SUP-20462 - SPECIAL USE PERMIT RELATED TO VAR-20464 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT FOR A PROPOSED SERVICE STATION WITHOUT AUTO REPAIR at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

8. **SDR-20461 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20464 AND SUP-20462 - PUBLIC HEARING - APPLICANT: ED PEYGHAM - OWNER: BP WEST COAST PRODUCTS, LLC** - Request for a Site Development Plan Review for a PROPOSED 2,942 SQUARE FOOT SERVICE STATION WITHOUT AUTO REPAIR WITH A WAIVER TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE 8 FEET IS REQUIRED on 0.70 acres at 850 North Decatur Boulevard (APN-139-30-301-001), C-1 (General Commercial) Zone, Ward 5 (Williams).

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9. **SUP-20439 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILSON COLLISION CENTER - OWNER: RICKEY CREST, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 5360 Ricky Road (APN 138-12-710-055), C-2 (General Commercial) Zone, Ward 6 (Ross).

10. **SUP-20485 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MELISSA OHLSSON - OWNER: UHLER FAMILY TRUST-SURVIVORS TRUST** - Request for a Special Use Permit FOR A HORSE CORRAL OR STABLE (COMMERCIAL) FOR 20 HORSES WITH A WAIVER TO ALLOW THE CORRAL AND STABLE TO BE SEVEN FEET FROM THE FRONT PROPERTY LINE WHERE 100 FEET IS THE MINIMUM REQUIRED at 8300 North Bradley Road (APN 125-12-701-003), R-E (Residence Estates) Zone, Ward 6 (Ross).

11. **SDR-20504 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MOUNTAIN VIEW ASSEMBLY OF GOD** - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE FOOT ADDITION TO AN EXISTING 62,417 SQUARE FOOT CHURCH/HOUSE OF WORSHIP on 19.9 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Reese).

12. **SDR-20538 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: FIRE MESA PROPERTIES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12,348 SQUARE FOOT OFFICE BUILDING on 1.08 acres on the north side of Cascade Valley Court, approximately 253 feet east of Tenaya Way (APN 138-15-612-006), C-PB (Commercial - Planned Business Park) Zone, Ward 1 (Tarkanian).

PUBLIC HEARING ITEMS:

13. **ABEYANCE - 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).

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14. **ABEYANCE - 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).

15. **ABEYANCE - 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).

16. **ABEYANCE - 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).

17. **ABEYANCE - 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).

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18. ABEYANCE - 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).
19. ABEYANCE - 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 (Williams).
20. ABEYANCE - 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 (Williams).
21. ABEYANCE - 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 (Williams).
22. GPA-19426 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Historic Preservation Element and revise the 2020 Master Plan.

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23. **GPA-19992 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: TBG DEVELOPMENT, LLC** - Request to Amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

24. **ZON-19990 - REZONING RELATED TO GPA-19992 - PUBLIC HEARING - APPLICANT/OWNER: TBG DEVELOPMENT, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

25. **SDR-19986 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-19992, ZON-19990 - APPLICANT/OWNER: TBG DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A 10,896 SQUARE-FOOT CHILD CARE CENTER AND 8,000 SQUARE FOOT MEDICAL OFFICE BUILDING on 1.87 acres at the southwest corner of Grand Teton Drive and Buffalo Drive (APN 125-16-502-002) Ward 6 (Ross).

26. **GPA-20448 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: GC (GENERAL COMMERCIAL) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), Ward 6 (Ross).

27. **ZON-20449 - REZONING RELATED TO GPA-20448 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-2 (GENERAL COMMERCIAL) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), Ward 6 (Ross).

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28. **SUP-20450 - SPECIAL USE PERMIT RELATED TO GPA-20448 AND ZON-20449 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross).
29. **SDR-20451 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20448, ZON-20449 AND SUP-20450 - PUBLIC HEARING - APPLICANT/OWNER: MLDDSK, LLC** - Request for a Site Development Pan Review FOR A PROPOSED 9,550 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.06 acres on the north side of Ruston Road, approximately 300 feet east of Michelle Crest Way (APN 126-01-601-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Ross).
30. **GPA-20465 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SW DESERT EQUITIES, LLC - OWNER: BRAIN SURGERY, LLC, ET AL** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 23.3 acres at the southeast corner of Hualapai Way and Deer Springs Way (APNs 125-19-301-001, 002, 003, 004, 004, 005 and 013), Ward 6 (Ross).
31. **GPA-20466 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).
32. **ZON-20470 - REZONING RELATED TO GPA-20466 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), Ward 4 (Brown).

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33. **SUP-20471 - SPECIAL USE PERMIT RELATED TO GPA-20466 AND ZON-20470 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Special Use Permit FOR THE EXPANSION TO AN EXISTING CONVALESCENT CARE CENTER at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
34. **SDR-20468 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20466, ZON-20470 AND SUP-20471 - PUBLIC HEARING - APPLICANT/OWNER: AHP NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 17,466-SQUARE FOOT EXPANSION OF AN EXISTING CONVALESCENT CARE CENTER WITH THE ADDITION OF 36 BEDS (FOR A TOTAL OF 154 BEDS) AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW AN 8-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE NORTH PROPERTY LINE AND A 7.5-FOOT BUFFER WHERE 15-FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on 3.99 acres at 3450 North Buffalo Drive (APN 138-10-301-018), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 4 (Brown).
35. **GPA-20469 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) AND SC (SERVICE COMMERCIAL) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 7.27 acres on the west side of Oso Blanca Road, approximately 2,190 feet south of Kyle Canyon Road (APNs 125-06-002-005, 006, and 007), Ward 6 (Ross).
36. **GPA-20474 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PCD (PLANNED COMMERCIAL DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).
37. **ZON-20479 - REZONING RELATED TO GPA-20474 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

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38. **VAR-20472 - VARIANCE RELATED TO GPA-20474 AND ZON-20479 - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Variance TO ALLOW BUILDING HEIGHTS OF FOUR STORIES AND 50 FEET WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road [PROPOSED: R-4 (High Density Residential)] (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

39. **SDR-20480 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20474, ZON-20479 AND VAR-20472 - PUBLIC HEARING - APPLICANT: FAIRFIELD RESIDENTIAL, LLC - OWNER: PN II, INC.** - Request for a Site Development Plan Review FOR A 464-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FIVE FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE A SIX-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 15.54 acres on the south side of Centennial Parkway, approximately 350 feet east of Puli Road (APNs 126-25-101-001, 002, and 005), Ward 6 (Ross).

40. **GPA-20481 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).

41. **ZON-20482 - REZONING RELATED TO GPA-20481 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), Ward 5 (Williams).

42. **SDR-20483 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20481 AND ZON-20482 - PUBLIC HEARING - APPLICANT/OWNER: CHURCH CHRISTIAN FIRST** - Request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATION FACILITY (PUBLIC) on 4.81 acres at 101 South Rancho Road (APN 139-32-501-001), R-1 (SINGLE FAMILY RESIDENTIAL) Zone [PROPOSED: C-V (Civic)], Ward 5 (Williams).

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43. **GPA-20611 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: MXU (MIXED USE) TO: PF (PUBLIC FACILITIES) on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), Ward 5 (Williams).

44. **ZON-19662 - REZONING RELATED TO GPA-20611- PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), Ward 5 (Williams).

45. **WVR-19668 - WAIVER RELATED TO GPA-20611 AND ZON-19662 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Waiver of Title 18.12.130 TO ALLOW ENCANTO DRIVE TO CONTINUE TO END IN A DEAD END STREET WHERE A CUL-DE-SAC IS REQUIRED at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

46. **SUP-19661 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, AND WVR-19668 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Special Use Permit FOR A PROPOSED EXPANSION OF A SINGLE ROOM OCCUPANCY RESIDENCE at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

47. **SUP-20052 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, WVR-19668, AND SUP-19661 - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

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48. **SUP-20822 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661 AND SUP-20052 - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: COBLENTZ ALEXANDER & T LIVING TRUST** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 Las Vegas Boulevard North (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Williams).

49. **VAC-19669 - VACATION RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052 AND SUP-20822 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Petition to vacate the southern 101 feet of Encanto Drive, commencing approximately 97 feet south of the intersection of Encanto Drive and Wilson Avenue, Ward 5 (Williams).

50. **SDR-19659 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20611, ZON-19662, WVR-19668, SUP-19661, SUP-20052, SUP-20822 AND VAC-19669 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-003 and 139-27-812-017), C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Williams).

51. **ZON-20495 - REZONING - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 2.13 acres on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), Ward 5 (Williams).

52. **SUP-20505 - SPECIAL USE PERMIT RELATED TO ZON-20495 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Williams).

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53. **SDR-20503 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20495 AND SUP-20505 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: OUTPAR, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 14,028-SQUARE FOOT GROCERY STORE AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARDS TO ALLOW A 7.5-FOOT WIDE BUFFER ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 2.13 acres on the west side of Jones Boulevard, approximately 275 feet south of Cheyenne Avenue (APN 138-14-501-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Williams).
54. **ZON-20507 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING), C-1 (LIMITED COMMERCIAL), AND C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), Ward 3 (Reese).
55. **SUP-20519 - SPECIAL USE PERMIT RELATED TO ZON-20507 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC** - Request for a Special Use Permit FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
56. **SDR-20492 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20507 AND SUP-20519 - PUBLIC HEARING - APPLICANT: LIVEWORK, LLC - OWNER: LEAH PROPERTY, LLC** - Request for a Site Development Plan Review FOR A 120-FOOT HIGH 1,500 SPACE PARKING STRUCTURE WITH 12,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL on 0.63 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056, 057, 058 and 059), 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).
57. **VAC-20522 - VACATION RELATED TO ZON-20507, SUP-20519, AND SDR-20492 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC** - Petition to Vacate a 20-foot service alley and access easement generally located east of 3rd Street commencing approximately 137 feet south of the southeast corner of 3rd Street and Charleston Boulevard, Ward 3 (Reese).

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58. **SDR-20502 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20507, SUP-20519, SDR-20492 AND VAC-20522 - PUBLIC HEARING - APPLICANT/OWNER: LIVEWORK, LLC** - Request for a Site Development Plan Review FOR A 12-STORY MIXED-USE DEVELOPMENT INCLUDING 58,000 SQUARE FEET OF COMMERCIAL SPACE AND 1,100 RESIDENTIAL CONDOMINIUM UNITS on 2.67 acres at the southwest corner of Charleston Boulevard and Fourth Street (APNs 162-03-115-001 and 002), P-R (Professional Office And Parking), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).
59. **ZON-20543 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001) Ward 6 (Ross).
60. **VAR-20443 - VARIANCE - PUBLIC HEARING - APPLICANT: KALB INDUSTRIES OF NV - OWNER: DURANGO MINI STORAGE, INC.** - Request for a Variance TO ALLOW A FOUR FOOT ADDITION TO AN EXISTING 12-FOOT WALL FOR A TOTAL HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED on 3.71 acres at 8470 West Charleston Boulevard (APN 138-33-401-028), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
61. **ROC-20491 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC** - Request for a Review of Condition #9 of an approved Site Development Plan Review (SDR-4291) WHICH REQUIRED THAT ANY PROPERTY LINE WALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
62. **VAR-20489 - VARIANCE RELATED TO ROC-20491 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN DEVELOPERS, LLC** - Request for a Variance TO ALLOW AN EXISTING 18-FOOT HIGH PERIMETER WALL WHERE 8 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED RV STORAGE LOT on 3.87 acres at 4850 North Jones Boulevard (APN 125-36-403-007), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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63. **VAR-20494 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH** - Request for a Variance TO ALLOW 51 PARKING SPACES WHERE 54 SPACES IS THE MINIMUM REQUIRED IN CONJUNCTION WITH AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
64. **SUP-20501 - SPECIAL USE PERMIT RELATED TO VAR-20494 - PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH** - Request for a Special Use Permit FOR AN ADDITION TO AN EXISTING CHURCH/HOUSE OF WORSHIP at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
65. **SDR-20506 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-20494 AND SUP-20501- PUBLIC HEARING - APPLICANT/OWNER: GREATER CARVER MISSIONARY BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A 4,154-SQUARE FOOT ADDITION TO AN EXISTING 7,681 SQUARE FOOT CHURCH on 0.96 acres at 1221 "J" Street (APN 139-28-603-006), R-1 (Single-Family Residential) Zone, Ward 5 (Williams).
66. **VAR-20524 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: K B HOME NEVADA** - Request for a Variance TO ALLOW A 5-FOOT REAR YARD SETBACK WHERE 10-FEET IS THE MINIMUM SETBACK REQUIRED FOR A 188-LOT RESIDENTIAL SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
67. **TMP-20518 - TENTATIVE MAP - PUBLIC HEARING RELATED TO VAR-20524 - WINDIMERE II @ PROVIDENCE/CLIFFS EDGE - APPLICANT: KIMBALL HILL HOMES - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 188-LOT SINGLE FAMILY SUBDIVISION on 40.84 acres adjacent to the north side of Dorrell Lane, between Puli Road and Shaumber Road (APN 126-24-110-007), PD (Planned Development) Zone, Ward 6 (Ross).
68. **VAR-20544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 0.23 acres at 6402 White Tiger Court (APN 125-35-310-010), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).

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69. **VAR-20545 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 0.21 acres at 6425 White Tiger Court (APN 125-35-310-049), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
70. **VAR-20546 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.18 acres at 6410 Veranda Falls Court (APN-125-35-310-070), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
71. **VAR-20547 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 6414 Veranda Falls Court (APN-125-35-310-071), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
72. **VAR-20549 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.17 acres at 6419 Hook Creek Court (APN 125-35-310-087), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
73. **VAR-20550 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.**
- Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.18 acres at 6411 Hook Creek Court (APN 125-35-310-089), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).

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74. **VAR-20551 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.19 acres at 5002 Mirage Garden Court (APN 125-35-310-104), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Ross).
75. **SUP-20477 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITH A WAIVER TO ALLOW A LIQUOR ESTABLISHMENT (TAVERN) USE 80 FEET FROM A CHILD CARE CENTER, 100 FEET FROM A CHURCH, 1,200 FEET FROM A PUBLIC SCHOOL AND 1,400 FEET FROM A CITY PARK WHERE A DISTANCE SEPARATION OF 1,500 FEET IS REQUIRED on 80.48 acres at 317 South Valley View Boulevard (a portion of APN 139-31-602-003), C-V (Civic) Zone, Ward 1 (Tarkanian).
76. **SUP-20497 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
77. **SUP-20498 - SPECIAL USE PERMIT RELATED TO SUP-20497 - PUBLIC HEARING - APPLICANT: LOWE'S COMPANIES, INC. - OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR OUTDOOR STORAGE, ACCESSORY at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
78. **SUP-20499 - SPECIAL USE PERMIT RELATED TO SUP-20497 AND SUP-20498 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

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79. **SUP-20500 - SPECIAL USE PERMIT RELATED TO SUP-20497, SUP-20498 AND SUP-20499 - PUBLIC HEARING – APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
80. **SDR-20496 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498, SUP-20499, AND SUP-20500 - PUBLIC HEARING - APPLICANT/OWNER: CAROLINE'S COURT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
81. **SUP-20525 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RDJD, INC. DBA CASH PLUS - OWNER: BONANZA VENTURE, LLC** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER TO ALLOW A 27-FOOT SEPARATION FROM AN EXISTING RESIDENTIAL USE WHERE A 200-FOOT SEPARATION IS REQUIRED AND A WAIVER TO ALLOW A 137-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000-FOOT DISTANCE SEPARATION IS REQUIRED at 4441 East Bonanza Road, Suite #105 (a portion of APN 140-32-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
82. **SUP-20608 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBACK - OWNER: DURANGO & CENTENNIAL, LLC** - Request for a Special Use Permit FOR A AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION-SPECIFIED AND A WAIVER OF THE MINIMUM SQUARE FOOTAGE REQUIREMENT at 6441 North Durango Drive, Suite #120 (APN 125-20-402-008), TC (Town Center) Zone, Ward 6 (Ross).

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83. **SDR-20282 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: NEVADA POWER COMPANY - OWNER: CHARLES AND VIRGINIA GORMLEY** - Request for a Site Development Plan Review FOR A PROPOSED ELECTRIC UTILITY SUBSTATION AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED ALONG THE EAST AND WEST PROPERTY LINES on 2.16 acres at 7175 and 7185 West Charleston Boulevard (APN 163-03-501-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
84. **VAC-20284 - VACATION RELATED TO SDR-20282 - PUBLIC HEARING – APPLICANT: NEVADA POWER COMPANY - OWNER: RMH TRUST** - Petition to vacate a patent reservation generally located north of the Holmby Avenue alignment commencing at the centerline of the Holmby Avenue and Belcastro Street alignments, Ward 1 (Tarkanian).
85. **MSH-21013 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO SELECT THE NORTHERN ALTERNATIVE FREEWAY/EXPRESSWAY ALIGNMENT KNOWN AS MOUNTAINS EDGE PARKWAY AS THE PERMANENT ALIGNMENT ON THE MASTER PLAN OF STREETS AND HIGHWAYS AND TO REMOVE THE SOUTHERN ALTERNATIVE FREEWAY/EXPRESSWAY ALIGNMENT FROM THE MASTER PLAN OF STREETS AND HIGHWAYS BETWEEN GRAND TETON ROAD AND FORT APACHE ROAD, Ward 6 (Ross).
86. **SDR-20490 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MAR, LCC** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

87. **TXT-20540 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 14, Section 14.11.150 to modify the current drought alert provisions to allow new front and back yard turf, not exceeding the total turf allowance set by the water district, in Single Family Dwellings.

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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.