

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**JUNE 28, 2007**

Council Chambers 400 Stewart Avenue

Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>

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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 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, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 South Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Bulletin Board, City Hall Plaza (next to Metro Records)

**MINUTES:** Approval of the **May 24, 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-21698 - TENTATIVE MAP - LAKE MEAD/ROCK SPRINGS - APPLICANT/OWNER: CENTEX HOMES** - Request for a Tentative Map FOR A PROPOSED 63-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres on the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-701-009), [M (Medium Density Residential) General Plan Designation] under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
2. **TMP-21699 - TENTATIVE MAP - AVENUE ONE - OWNER: RANCHO PARK RESIDENTIAL, LLC - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY** - Request for a Tentative Map 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 139-18-410-012), C-M (Commercial/Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Williams).
3. **ANX-21949 - ANNEXATION - APPLICANT/OWNER: NORTHWEST INVESTMENTS, LLC, ET AL** - Petition to Annex property generally located on the south side of Kyle Canyon Road, approximately 1,030 feet east of Shaumber Road containing approximately 15.56 acres (APNs 126-01-302-004, 005, 126-01-401-005, and 006), Ward 6 (Ross).
4. **ANX-21950 - ANNEXATION - APPLICANT/OWNER: NORTHWEST INVESTMENTS, LLC, ET AL** - Petition to Annex properties located on the south side of Kyle Canyon Road, approximately 340 feet east of Alpine Ridge Way, containing approximately 5.15 acres (APNs 126-01-702-002 and 003), Ward 6 (Ross).

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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. **RQR-21345 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: W M C III ASSOCIATES, LLC** - Required One Year Review of an approved Rezoning (Z-0100-97) WHICH APPROVED THE EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on property bounded by U.S.-95, I-15 and Grand Central Parkway (APNs 139-33-511-004; 139-33-511-007; 139-33-610-014; and 139-27-410-005), PD (Planned Development) Zone, Ward 5 (Williams).
6. **RQR-21508 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: GES FAMILY, LP** - Required Five Year Review of an approved Special Use Permit (U-0065-92) WHICH ALLOWED A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on the west side of the Oran K. Gragson Highway (US-95), south of Vegas Drive (APN 138-27-501-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Tarkanian).
7. **RQR-21509 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: ELDEN EQUITY FUND 17, LLC** - Required Five Year Review of an approved Special Use Permit (U-0021-97) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Williams).
8. **RQR-21510 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: Z J & R PROPERTIES** - Required One Year Review of an Approved Special Use Permit (U-0043-94) WHICH ALLOWED A 55-FOOT TALL, 14-FOOT BY 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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9. **SUP-21909 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK JEWELERS, INC. - OWNER: ROCK SPRINGS PLAZA, LLC** - Request for a Special Use Permit FOR A PROPOSED SECOND-HAND DEALER at 7175 West Lake Mead Boulevard, Suite #160 (APN 138-22-701-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
  
10. **SUP-21954 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSEPH ANTHONY PIERRO - OWNER: CENTENNIAL CENTRE, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 7920 West Tropical Parkway, Suite #170 (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
  
11. **SUP-22298 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ARIZONA INVESTORS** - Request for a Special Use Permit FOR GAMING (RESTRICTED) WITH A WAIVER TO ALLOW A FIVE-FOOT SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING TAVERN at 7045 North Durango Drive (APN 125-20-114-007) T-C (Town Center) Zone, Ward 6 (Ross).
  
12. **VAC-21906 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON** - Petition to Vacate A 40-FOOT WIDE PUBLIC SEWER AND DRAINAGE EASEMENT generally located at the east end of Southern Comfort Avenue, Ward 6 (Ross).
  
13. **VAC-21945 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: KB HOMES** - Petition to Vacate SEWER AND DRAINAGE AND Easements generally located in portions of Oxford Commons, Units 1 & 2, Ward 6 (Ross).
  
14. **SDR-21916 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: UNGAR INVESTMENTS, LP.** - Request for a Site Development Plan Review FOR A 3,029 SQUARE FOOT SERVICE STATION (WITHOUT AUTOMOTIVE REPAIR) WITH A WAIVER TO THE PERIMETER LANDSCAPE BUFFERING STANDARDS TO ALLOW A FIVE-FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG A PORTION OF THE SOUTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE AN 8-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.76 acres at the southeast corner of Teddy Drive and Sahara Avenue (APNs 162-08-502-005 and 001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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#### PUBLIC HEARING ITEMS:

15. ABEYANCE - RENOTIFICATION - 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).
  
16. ABEYANCE - RENOTIFICATION - 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).
  
17. ZON-21991 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.21 acres at 602 Encanto Drive (APN 139-27-812-017), Ward 5 (Williams).
  
18. ABEYANCE - RENOTIFICATION - WVR-19668 - WAIVER RELATED TO GPA-20611, ZON-19662, AND ZON-21991 - 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).

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19. **VAR-19665 - VARIANCE RELATED TO GPA-20611, ZON-19662, ZON-21991 AND WVR-19668 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Variance TO ALLOW A TEN FOOT SETBACK FROM A PRIMARY ARTERIAL STREET WHERE 44 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A FRONT YARD SETBACK OF TEN FEET WHERE 20 FEET IS REQUIRED AND A SIDE YARD SETBACK OF 8.5 FEET WHERE 10 FEET IS REQUIRED; TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 66.42 FEET TO THE FOURTH FLOOR WHERE 127.5 FEET IS THE MINIMUM SETBACK REQUIRED ON THE NORTH SIDE OF THE PROPERTY 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-2 (General Commercial)], Ward 5 (Williams).
20. **VAR-19666 - VARIANCE RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668 AND VAR-19665 - PUBLIC HEARING - APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC** - Request for a Variance TO ALLOW 158 PARKING SPACES WHERE 394 IS THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED EXPANSION OF AN EXISTING MULTI-FAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT AND SOCIAL SERVICE PROVIDER 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-2 (General Commercial)], Ward 5 (Williams).
21. **ABEYANCE - RENOTIFICATION - SUP-19661 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, AND VAR-19666 - 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) **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED**
22. **ABEYANCE - RENOTIFICATION - SUP-20052 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666 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). **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED**

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23. ABEYANCE - [RENOTIFICATION](#) - SUP-20822 - SPECIAL USE PERMIT RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, 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).
24. ABEYANCE - [RENOTIFICATION](#) - VAC-19669 - VACATION RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, 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).
25. ABEYANCE - [RENOTIFICATION](#) - SDR-19659 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20611, ZON-19662, ZON-21991, WVR-19668, VAR-19665, VAR-19666, 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). **NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A ONE-FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE A 15-FOOT WIDE BUFFER IS REQUIRED; A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; A THREE FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED; AND A SIX-FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED**
26. TABLED - RENOTIFICATION - ZON-13854 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), Ward 6 (Ross).

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27. **TABLED - RENOTIFICATION - VAR-13853 - VARIANCE RELATED TO ZON-13854 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 35,293 SQUARE FEET ARE REQUIRED FOR A 49-LOT RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Ross).  
**NOTE: THE EXISTING ZONING DESIGNATION IS U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] AND U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)**
28. **TABLED - RENOTIFICATION - SDR-13852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13854 AND VAR-13853 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Site Development Plan Review FOR A 49-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Ross).  
**NOTE: THE EXISTING ZONING DESIGNATION IS U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] AND U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)**
29. **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).
30. **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)], Ward 3 (Reese).

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31. **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)], Ward 3 (Reese).
32. **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)], Ward 3 (Reese).
33. **ABEYANCE - VAR-22086 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC.** - Request for a Variance TO ALLOW A 23-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 87-FOOT SETBACK AND TO ALLOW A 44-FOOT BUILDING HEIGHT WHERE A 35-FOOT BUILDING HEIGHT IS THE MAXIMUM ALLOWED FOR A PROPOSED 84,276 SQUARE FOOT PRIVATE SCHOOL on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).
34. **ABEYANCE - SDR-18342 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22086 - PUBLIC HEARING - APPLICANT/OWNER: CHABAD SOUTHERN NEVADA, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 84,276 SQUARE FOOT, 44-FOOT TALL PRIVATE SCHOOL AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO LANDSCAPING ALONG THE NORTH AND EAST PROPERTY LINES AND ALONG PORTIONS OF THE SOUTH AND WEST PROPERTY LINES WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 4.01 acres adjacent to the west side of Vista Drive, approximately 530 feet south of Charleston Boulevard (APNs 162-06-510-007, 008, 009, and 017), R-E (Residence Estates) and P-R (Professional Office and Parking) Zones, Ward 1 (Tarkanian).

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35. **ZON-21948 - REZONING - PUBLIC HEARING - APPLICANT: JOCELYN AND ERNESTO BENDICION - OWNER: JOCELYN D. BENDICION** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14 acres at 1410 South Maryland Parkway (APN 162-03-612-010), Ward 3 (Reese).
36. **SDR-21947 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21948 - PUBLIC HEARING - APPLICANT: JOCELYN AND ERNESTO BENDICION - OWNER: JOCELYN D. BENDICION** - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,205 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT WIDE BUFFER ALONG THE NORTH, SOUTH, AND WEST PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.14 acres at 1410 South Maryland Parkway (APN 162-03-612-010), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], Ward 3 (Reese).
37. **VAR-21882 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SA DANOSKI FAMILY TRUST** - Request for a Variance TO ALLOW A 2,613 SQUARE FOOT, TWO-STORY CLASS II ACCESSORY STRUCTURE WHERE ONE STORY AND 1,200 SQUARE FEET IS ALLOWED on 0.91 acres at 2950 Pinto Lane (APN 139-32-304-015), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).
38. **VAR-22083 - VARIANCE RELATED TO VAR-21882 PUBLIC HEARING - APPLICANT/OWNER: SA DANOSKI FAMILY TRUST** - Request for a Variance TO ALLOW AN EIGHT-FOOT HIGH FRONT YARD WALL WHERE A FIVE-FOOT HIGH FRONT YARD WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on 0.91 acres at 2950 Pinto Lane (APN 139-32-304-015), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).
39. **VAR-21988 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: THOMAS AND ELIZABETH KERESTESI TRUST** - Request for a Variance TO ALLOW A GARAGE ADDITION TO BE SIX FEET FROM THE SIDE YARD WHERE TEN FEET IS THE MINIMUM REQUIRED on 0.53 acres at 204 Rosemary Lane (APN 139-32-110-033), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

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40. **VAR-21993 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CS4015, LLC** - Request for a Variance TO ALLOW 123 PARKING SPACES WHERE 134 SPACES ARE REQUIRED FOR A PROPOSED 16,663 COMMERCIAL SHOPPING CENTER on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APNs 137-01-101-023 and 024), P-D (Planned Development) Zone, Ward 4 (Brown).
41. **VAR-22100 - VARIANCE RELATED TO VAR-21993 - PUBLIC HEARING - APPLICANT/OWNER: CS4015, LLC** - Request for a Variance TO ALLOW A 27.2-FOOT HIGH RETAIL BUILDING TO BE 20 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE AN 81.6-FOOT SETBACK on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APNs 137-01-101-023 and 024), P-D (Planned Development) Zone, Ward 4 (Brown).
42. **SDR-21992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21993 AND VAR-22100 - PUBLIC HEARING - APPLICANT/OWNER: CS4015, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 9,663 SQUARE-FOOT COMMERCIAL SHOPPING CENTER WITH A 3,500 SQUARE FOOT TAVERN AND 3,000 SQUARE FOOT CONVENIENCE STORE WITH WAIVERS OF LONE MOUNTAIN WEST LANDSCAPE STANDARDS AND WAIVERS TO ALLOW ZERO FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, A THREE-FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A ZERO FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APNs 137-01-101-023 and 024), P-D (Planned Development) Zone, Ward 4 (Brown).
43. **VAR-22018 - VARIANCE - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Variance TO ALLOW 28 PARKING SPACES WHERE 63 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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44. **SDR-22017 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22018 - PUBLIC HEARING - APPLICANT: GARY SPEER - OWNER: JACK J. ROSS FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 98-FOOT TALL 12,452 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW FIVE FEET ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND ZERO FEET ON THE NORTH, EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.39 acres adjacent to the north side of Sahara Avenue, approximately 420 feet east of Sixth Street (APNs 162-03-801-101 through 103), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
45. **RQR-21344 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC.** - Required Two Year Review of an approved Required Review [V-26-88(2)] WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 3 (Reese).
46. **RQR-21346 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CLEAR CHANNEL OUTDOOR** - Request for a Required Review of an approved Required Review [V-0025-88(2)], WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 80 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2130 Highland Avenue (APN 162-04-402-001), M (Industrial) Zone, Ward 3 (Reese).
47. **RQR-21348 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: O'ROURKE FAMILY, LP** - Required Two Year Review of an approved Variance (V-0024-88) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET, WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW THE SIGN TO BE 730 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1716 Highland Avenue (APN 162-04-301-002), M (Industrial) Zone, Ward 3 (Reese).

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48. **RQR-21349 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: LODGE BPOE #1468** - Required One Year Review of an approved Special Use Permit (U-0216-90) WHICH ALLOWED A 50-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
49. **RQR-21507 - REQUIRED FIVE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: ROCK SPRINGS ROAD, LLC** - Required Five Year Review of an approved Special Use Permit (U-0061-92) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1910 Rock Springs Drive (APN 138-22-711-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
50. **SUP-21913 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: CAP II-FARM/DURANGO, LLC** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the north side of Durango Drive, approximately 350 feet north of El Capitan Way (APN 125-17-611-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Ross).

#### **DIRECTOR'S BUSINESS:**

51. **DIR-22243 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: NEON MUSEUM BOARD OF TRUSTEES - OWNER: CITY OF LAS VEGAS** - Request to designate the La Concha Motel Lobby as an Historic Property within the City of Las Vegas on 1.14 acres at 770 Las Vegas Boulevard North (APN 139-27-812-043). Ward 5 (Williams).

#### **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.**

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