

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

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

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

Councilman Ricki Y. Barlow, 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 **June 28, 2007** Planning Commission Meeting minutes by reference (___ vote)

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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-21144 - TENTATIVE MAP - SPINNAKER VILLAGE II - APPLICANT: ROYAL CONSTRUCTION - OWNER: SF INVESTMENTS, LLC** - Request for a Tentative Map FOR A 124-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.0 acres adjacent to the southeast corner of Lone Mountain Road and U.S. Highway 95 (APNs 138-03-510-001, 002, 003, 023, 024, 025, and 031), R-E (Residence Estates) and U (Undeveloped) Zones [MLA (Medium-Low Attached Density Residential) General Plan Designation] under a Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone, Ward 6 (Ross).
2. **TMP-22504 - TENTATIVE MAP - COKE AND MAGGIE EAST AKA CALGARY CROSSING - APPLICANT/OWNER: BART MAYBIE** - Request for a Tentative Map FOR A 19-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.25 acres adjacent to the northeast corner of Maggie Avenue and Coke Street (APN 125-09-501-003), U (Undeveloped) Zone [RE (Rural Estates) General Plan Designation], Ward 6 (Ross).
3. **ROC-22642 - REVIEW OF CONDITION - APPLICANT/OWNER: K B HOME NEVADA, INC.** - Request for a Review of Condition to delete Condition Number 7 of an approved Tentative Map (TMP-20526) WHICH REQUIRED THAT THE APPLICANT DEDICATE OR OBTAIN DEDICATION OF THE RIGHT-OF-WAY NECESSARY FOR THE CITY'S NORTHERN BELTWAY, "NON-RESIDENTIAL LOT A" AND APPROPRIATE PORTIONS OF THE EXTERIOR COMMON ELEMENT "LOT A" PREVIOUSLY GRANTED ON THE CLIFFS EDGE PARENT MAP BOOK 118 PAGE 88, PRIOR TO RECORDATION OF THIS FINAL MAP FOR A PROPOSED 32-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 11.72 acres at the southwest corner of Grand Teton Drive and Schaumber Road (APN 126-13-110-015), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designations], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

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.

4. **ABEYANCE - 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).
5. **ZON-22443 - REZONING - PUBLIC HEARING -APPLICANT: KIMBERLY KOUBA - OWNER: SAUCER 5, LP** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: O (OFFICE) on 2.33 acres at 2881 South Valley View Boulevard (APN 162-07-602-001), Ward 1 (Tarkanian).
6. **ZON-22590 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BURNEY SMITH, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.22 acres at the northwest corner of "N" Street and Adams Avenue (APN 139-28-604-007), Ward 5 (Barlow).
7. **VAR-22323 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL ELBRADER** - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR A PROPOSED MANUFACTURED HOME on 0.14 acres at 6448 Star Jasmine Court (APN 138-02-315-007), R-MH (Mobile/Manufactured Home) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

8. **VAR-23019 - VARIANCE - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO** - Request for a Variance TO ALLOW A NINE FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard (APN 138-23-401-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

9. **SUP-22538 - SPECIAL USE PERMIT RELATED TO VAR-23019 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard (APN 138-23-401-006), C-1 (Limited Commercial)], Ward 5 (Barlow).

10. **SDR-22540 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23019 AND SUP-22538 - PUBLIC HEARING - APPLICANT: DRAKE REAL ESTATE SERVICES - OWNER: STUART APOLLO** - Request for a Site Development Plan Review FOR A 14,028 SQUARE FOOT GENERAL RETAIL STORE AND WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND A SIX FOOT BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PROPERTY LINE on the north side of Vegas Drive, approximately 275 feet east of Rainbow Boulevard (APN 138-23-401-006), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

11. **RQR-22324 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: URBAN LAND NEVADA** - Required Two Year Review of an approved Special Use Permit (U-0265-94) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2550 Highland Drive (APN 162-09-110-019), M (Industrial) Zone, Ward 1 (Tarkanian).

12. **RQR-22325 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: SHAHRAM, INC.** - Required Two Year Review for an approved Special Use Permit (U-0261-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4401 North Rancho Drive (APN 138-02-602-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

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

Page 6

13. **SUP-22488 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 11710 West Charleston Boulevard, Suite #150 (APN 137-34-818-002), P-C (Planned Community) Zone, Ward 2 (Wolfson).
14. **SUP-22579 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SABBIADORO ENTERPRISES - OWNER: LAPOUR GRAND CENTRAL** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT at 241 West Charleston Boulevard, Suite #101 (APN 162-04-504-011), M (Industrial) Zone, Ward 3 (Reese).
15. **SUP-22580 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RICHARD AND MARGUERITTE HUNTER** - Request for a Special Use Permit FOR A 1,164 SQUARE FOOT CLASS I ACCESSORY STRUCTURE (CASITA) at 9401 Kings Gate Court (APN 138-31-710-006), R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 2 (Wolfson).
16. **MSP-22748 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: HYUNJA KING - OWNER: WATKINS INVESTMENTS, LP** - Request for approval of a Master Sign Plan FOR AN EXISTING SWAP MEET on 4.24 acres at the southwest corner of Craig Road and Decatur Boulevard (APN 138-01-712-006), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
17. **VAC-22442 - VACATION - PUBLIC HEARING - APPLICANT: VENTURE PROFESSIONAL CENTERS, LLC - OWNER: CENTENNIAL HILLS CENTER, LLC** - Petition to Vacate a portion of a 20-foot wide Public Sewer Easement generally located east of Durango Drive, south of Centennial Parkway, Ward 6 (Ross).
18. **VAC-22542 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL** - Petition to vacate a 20-foot wide section of public right-of-way generally located 140 feet west of Casino Center Boulevard, between Bonneville Avenue and Garces Avenue, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

PUBLIC HEARING ITEMS:

19. 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).

20. 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).

21. 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).

22. 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

23. **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).
24. **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).
25. **ABEYANCE - 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).
26. **ABEYANCE - 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).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

27. **TABLED - RENOTIFICATION - ROC-17721 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT/OWNER: CARS-DB4, LP** - Request for a Review of Condition #3 of an approved Rezoning (Z-0099-96) WHICH REQUIRES THAT THE NORTH 200 FEET OF THE SITE SHALL BE LIMITED TO THE PARKING OF VEHICLES at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
28. **TABLED - RENOTIFICATION - SDR-17720 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ROC-17721 - PUBLIC HEARING - APPLICANT/OWNER: CARS-DB4, LP.** - Request for a Site Development Plan Review FOR A 41,680 SQUARE FOOT EXPANSION TO AN EXISTING AUTOMOTIVE DEALERSHIP AND A WAIVER TO ALLOW ZERO FEET OF LANDSCAPE BUFFER ALONG THE WESTERN PERIMETER WHERE EIGHT FEET IS REQUIRED on 8.76 acres at 6300 West Sahara Avenue (APN 163-02-801-005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
29. **GPA-22505 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NEVADA POWER - OWNER: USA** - Request to Amend Map 11 of the Centennial Hills Sector Plan to add an Electric Utility Substation on the south side of Darling Road, approximately 370 feet east of Hualapai Way; removal of an Electric Utility Substation between Hualapai Way and CC 215; and to add Utility Transmission Lines along the jurisdiction's northwest boundary (APNs 125-19-401-003 and 099-22-000-002), Ward 6 (Ross).
30. **GPA-22560 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: KATHI MACDONALD - OWNER: ROBERT & NETA GARSIDE** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.53 acres at 4309 Thom Boulevard (APN 138-01-701-003), Ward 6 (Ross).
31. **ZON-22562 - REZONING RELATED TO GPA-22560 - PUBLIC HEARING - APPLICANT: KATHI MACDONALD - OWNER: ROBERT & NETA GARSIDE** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.53 acres at 4309 Thom Boulevard (APN 138-01-701-003), Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

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

Page 10

32. **SDR-22557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-22560 AND ZON-22562 - PUBLIC HEARING - APPLICANT: KATHI MACDONALD - OWNER: ROBERT & NETA GARSIDE** - Request for a Site Development Plan Review FOR A 3,588 SQUARE FOOT COMMERCIAL RECREATION/AMUSEMENT FACILITY (INDOOR) on 0.53 acres at 4309 Thom Boulevard (APN 138-01-701-003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross).

33. **GPA-22584 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR IV, LLC** - Request to Amend a portion of the Northwest Sector of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 9.05 acres on the south side of CC 215, approximately 730 feet west of Decatur Boulevard (APN 125-25-501-010), Ward 6 (Ross).

34. **ZON-22583 - REZONING RELATED TO GPA-22584 - PUBLIC HEARING - APPLICANT/OWNER: DECATUR IV, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) TO: C-1 (LIMITED COMMERCIAL) on 9.05 acres on the south side of CC 215, approximately 730 feet west of Decatur Boulevard (APN 125-25-501-010), Ward 6 (Ross).

35. **SDR-22582 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-22584 AND ZON-22583 - PUBLIC HEARING - APPLICANT/OWNER: DECATUR IV, LLC** - Request for a Site Development Plan Review FOR A 458,053 SQUARE FOOT RETAIL CENTER on 36.43 acres at the northwest corner of Decatur Boulevard and Tropical Parkway (APNs 125-25-501-010, 125-25-601-022, and 125-25-601-023), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre) [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross).

36. **GPA-22587 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: NOELLE SOREL - OWNER: BISHOP ROBERT BURGESS** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.49 acres at the southeast corner of Roberta Lane and Apricot Lane (APN 138-13-801-002), Ward 5 (Barlow).

Agenda

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PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

37. **MOD-22589 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request for a Major Modification TO THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO REALIGN IRON MOUNTAIN ROAD BETWEEN HUALAPAI WAY AND GRAND CANYON DRIVE AND TO ADD STREET CROSS SECTIONS, (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), T-D (Traditional Development) Zone, Ward 6 (Ross).
38. **TMP-22586 - TENTATIVE MAP RELATED TO MOD-22589 - KYLE CANYON GATEWAY (PARENT TENTATIVE MAP) - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request for a Tentative Map FOR A 213-LOT MIXED-USE SUBDIVISION on 1,712 acres generally located north of Grand Teton Drive, south of the Moccasin Road Alignment, between Shaumber Road on the west and Fort Apache Road on the east (APNs 125-06-001-001, 002; 125-06-002-001, 002, 003, 009; 125-07-101-001, 002; 125-07-201-001, 002; 125-07-301-001, 002; 125-07-401-001, 002; 125-07-501-001; 125-07-602-001, 002; 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross).
39. **ROR-22322 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: CHARWEST, INC.** - Required Two Year Review of an approved Special Use Permit (U-0262-94) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4820 West Charleston Boulevard (APN 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
40. **SUP-22264 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).
41. **SUP-22265 - SPECIAL USE PERMIT RELATED TO SUP-22264 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JULY 26, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

42. **SUP-22266 - SPECIAL USE PERMIT RELATED TO SUP-22264 AND SUP-22265 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).
43. **SUP-22874 - SPECIAL USE PERMIT RELATED TO SUP-22264, SUP-22265, AND SUP-22266 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).
44. **SUP-22875 - SPECIAL USE PERMIT RELATED TO SUP-22264, SUP-22265, SUP-22266, AND SUP-22874 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).
45. **SUP-22876 - SPECIAL USE PERMIT RELATED TO SUP-22264, SUP-22265, SUP-22266, SUP-22874, AND SUP-22875 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Special Use Permit FOR A PROPOSED GAMING ESTABLISHMENT, GENERAL BUSINESS-RELATED at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).
46. **SDR-22267 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-22264, SUP-22265 SUP-22266, SUP-22874, SUP-22875, AND SUP-22876 - PUBLIC HEARING - APPLICANT/OWNER: 4 CHARLESTON, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 8,041 SQUARE FOOT BUILDING CONTAINING THREE URBAN LOUNGES, OFFICES AND A RESTAURANT, AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS, ALLEY IMPROVEMENTS AND UNDERGROUND UTILITY REQUIREMENTS on 0.27 acres at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese).

Agenda

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Page 13

DIRECTOR'S BUSINESS:

47. TXT-23148 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04 and Title 19.20 to provide standards and a definition for short-term vacation rentals.

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.