

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**AUGUST 9, 2007**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

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, 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 **June 14, 2007 and July 12, 2007** Planning Commission Meeting minutes by reference (\_\_\_vote)

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

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

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - 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-22581 - TENTATIVE MAP - UPPER WEST SIDE - APPLICANT: C2 LOFTS - OWNER: TRINITY PEAK II, LLC - Request for a Tentative Map FOR A 436-UNIT MIXED-USE DEVELOPMENT on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APNs 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
3. ANX-21429 - ANNEXATION - APPLICANT/OWNER: JOSE & ORALIA MERAZ - Petition to annex property at 6369 Buckaroo Avenue (APN 138-14-113-020), containing .50 acres, Ward 5 (Barlow).

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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#### ONE MOTION – ONE VOTE (NON-PUBLIC HEARING):

4. SDR-22839 - SITE DEVELOPMENT PLAN REVIEW - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 4,000 SQUARE FOOT MAINTENANCE BUILDING on the eastern portion of a 30.4 acre site located at 3104 East Bonanza Road (APN 139-25-802-006) C-V (Civic) Zone, Ward 3 (Reese).

#### ONE MOTION – ONE VOTE (PUBLIC HEARING):

5. ABEYANCE - ROR-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 (Barlow).
6. ABEYANCE - SDR-22258 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INVESTMENT EQUITY DEVELOPMENT - OWNER: MARGEL, LLC - Request for a Site Development Plan Review FOR A FIVE STORY 134,977 SQUARE FOOT OFFICE BUILDING on 5.43 acres located on the west side of Lake Sahara Drive, approximately 460 feet south of Sahara Avenue (APN 163-08-513-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
7. SUP-22848 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBOND - OWNER: COURY FAMILY, LLC #6 AND HUGHES FAMILY, LLC #5 - Request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE at 515 South 3rd Street, Suite #B (APN 139-34-311-090), C-2 (General Commercial) Zone, Ward 3 (Reese).
8. SDR-22920 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PHOENIX HOSPITALITY GROUP - OWNER: CENTENNIAL CENTER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 7,588 SQUARE-FOOT SUPPER CLUB on 22.75 acres at 7880 West Tropical Parkway (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation), Ward 6 (Ross).

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9. **SDR-22927 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HOWE ARDEN BUSINESS PARK, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 4.57 acres at 3540 North Hualapai Way (APN 138-07-301-001), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

10. **SDR-22929 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WILLOWS AT LONE MOUNTAIN WEST, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 98-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone [MFM (Multi-Family Medium) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

#### **PUBLIC HEARING ITEMS:**

11. **ABEYANCE - 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).

12. **ABEYANCE - 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).

13. **ABEYANCE - 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).

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14. ABEYANCE - 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).
  
15. ABEYANCE - 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).
  
16. ABEYANCE - 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).
  
17. 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).

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18. **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).
  
19. **ABEYANCE - VAR-22252 - VARIANCE - PUBLIC HEARING - APPLICANT: JIT MANN - OWNER: AMAPOLA ORANGE, LLC** - Request for a Variance TO ALLOW 148 PARKING SPACES WHERE 165 ARE REQUIRED FOR A PROPOSED SUPPER CLUB on 3.55 acres located at 2000 South Rainbow Boulevard (APN 163-02-313-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
  
20. **ABEYANCE - SUP-22251 - SPECIAL USE PERMIT RELATED TO VAR-22252 - PUBLIC HEARING - APPLICANT: JIT MANN - OWNER: AMAPOLA ORANGE, LLC** - Request for Special Use Permit FOR A PROPOSED SUPPER CLUB WITH A WAIVER TO ALLOW A 152 FOOT SEPARATION FROM A CHILD CARE FACILITY WHERE 400 FEET IS REQUIRED at 2000 South Rainbow Boulevard, Suite 108-110 (APN 163-02-313-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
  
21. **ABEYANCE - VAR-21610 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIGNATURE CUSTOM HOMES, LLC** - Request for a Variance to ALLOW A FRONT YARD SETBACK OF 20 FEET WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.25 acres adjacent to the north side of Palomino Lane, approximately 150 feet west of Shetland Road (APN 139-32-703-010), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).
  
22. **ABEYANCE - VAR-21611 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SIGNATURE CUSTOM HOMES LLC** - Request for a Variance to ALLOW A FRONT YARD SETBACK OF 20 FEET WHERE 50 FEET IS THE MINIMUM REQUIRED AND A SIDE YARD SETBACK OF FIVE FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.23 acres at 3150 Palomino Lane (APN 139-32-703-009), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

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23. **ABEYANCE - WVR-22255 - WAIVER - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW 210 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Ross).
24. **ABEYANCE - SDR-22253 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-22255 - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, LLC** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-4626) FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS TO HALEY AVENUE INSTEAD OF DORRELL LANE on 5.35 acres adjacent to the northeast corner of Hualapai Way and Haley Avenue (APNs 125-19-201-001 and 003), U (Undeveloped Zone [R (Rural Density Residential) General Plan Designation] under a Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Ross).
25. **ABEYANCE - 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).
26. **ABEYANCE - 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).

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27. **ABEYANCE - 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).
28. **ABEYANCE - 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).
29. **ABEYANCE - 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).
30. **ABEYANCE - 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).
31. **MOD-22882 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES V, LLC** - Request for a Major Modification of the Town Center Land Use Map TO CHANGE THE LAND USE DESIGNATION FROM ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER) TO M-TC (MEDIUM RESIDENTIAL - TOWN CENTER) on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), Ward 6 (Ross).

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32. **SDR-22877 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-22882 - PUBLIC HEARING - APPLICANT/OWNER: SPINNAKER HOMES V, LLC** - Request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 149-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 10.13 acres adjacent to the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006 and 007), T-C (Town Center) Zone [PROPOSED: M-TC (Medium Residential - Town Center) Special Land Use Designation], Ward 6 (Ross).
33. **VAR-22167 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEAN SMITH** - Request for a Variance TO ALLOW THE HEIGHT OF AN EXISTING ACCESSORY STRUCTURE (CLASS II) TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING AND TO ALLOW THE SQUARE FOOTAGE TO EXCEED 50 PERCENT OF THE SQUARE FOOTAGE OF THE PRINCIPAL DWELLING on 0.5 acres at 4833 Nettie Avenue (APN 140-29-810-031), R-E (Residence Estates) Zone, Ward 3 (Reese).
34. **VAR-22965 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEAN SMITH** - Request for a Variance TO ALLOW A 33-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR AN EXISTING GARAGE on 0.5 acres at 4833 Nettie Avenue (APN 140-29-810-031), R-E (Residence Estates) Zone, Ward 3 (Reese).
35. **VAR-22849 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PAUL AND HEATHER BLONSKY** - Request for a Variance TO ALLOW A 10 FOOT FRONT YARD SETBACK WHERE A 20 FOOT SETBACK IS REQUIRED FOR A DETACHED ACCESSORY STRUCTURE, CLASS II (SIDE LOADED GARAGE) on 0.29 acres at 2400 Karli Drive (APN 162-05-615-040), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
36. **SUP-22703 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MONEYTREE, INC. - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Special Use Permit TO ALLOW A PROPOSED FINANCIAL INSTITUTION, SPECIFIED WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 60 FEET FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A DISTANCE SEPARATION OF APPROXIMATELY 875 FEET FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED WHERE 1,000 FEET IS THE MINIMUM REQUIRED at 10490 West Cheyenne Avenue (APN 137-12-817-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

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37. SUP-22727 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WESTCARE NEVADA, INC. - OWNER: NVPK INTERNATIONAL, LLC - Request for a Special Use Permit FOR A FACILITY TO PROVIDE TESTING, TREATMENT, OR COUNSELING FOR DRUG OR ALCOHOL ABUSE at 4079 North Rancho Drive (APN 138-028-14-021), C-2 (General Commercial) Zone, Ward 6 (Ross).

#### 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.