

PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
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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

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Glenn E. Trowbridge, Vice Chair
Richard Truesdell
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Vicki Quinn

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. 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.

September 11, 2008

6:00 PM

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.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerks 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)

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.

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 staffs conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staffs condition, 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 applicants 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 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.

BUSINESS ITEMS:

1. [CALL TO ORDER](#)
2. [ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW](#)
3. [ROLL CALL](#)
4. [MINUTES](#)
5. [Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.](#)

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.

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. 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.

6. [**VAC-29178 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: UNION I B E W 357 - Petition to Vacate a 20-foot wide drainage easement generally located on the northwest corner of Harris Avenue and Lamb Boulevard, Ward 3 \(Reese\)**](#)
7. [**VAC-29235 - VACATION - PUBLIC HEARING - APPLICANT: BARNET LIBERMAN - OWNER: LV LAND PARTNERS - Petition to Vacate an alley and a public access easement at 300 and 330 East Charleston Boulevard, Ward 3 \(Reese\)**](#)
8. [**SUP-29182 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO, LTD - Request for a Special Use Permit FOR A PROPOSED 20-FOOT EXTENSION AND CO-LOCATION OF ANTENNAS ON AN EXISTING 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN WITH A DISTANCE OF 320 FEET FROM RESIDENTIAL PROPERTY at 8856 West Centennial Parkway \(APN 125-20-402-007\), T-C \(Town Center\) Zone \[SC \(Service Commercial - Town Center\) Special Land Use Designation\], Ward 6 \(Ross\)**](#)
9. [**SUP-29206 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT, ET AL - Request for a Special Use Permit FOR A 100-FOOT TALL RADIO COMMUNICATION TOWER at the northwest corner of Centennial Parkway and Fort Apache Road \(APN 125-19-802-006 and 013\), C-V \(Civic\), Ward 6 \(Ross\)**](#)
10. [**SUP-29227 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D.I. PROPERTIES, INC. - Request for a Special Use Permit FOR A 5,000 SQUARE-FOOT RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE IN AN APPROVED SHOPPING CENTER at the northwest corner of Bonanza Road and Mojave Road \(APN 139-25-405-009\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)**](#)

PUBLIC HEARING ITEMS

11. [**ABEYANCE - VAR-28497 - VARIANCE - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 152 FEET WHERE 240 FEET IS REQUIRED FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.17 acres at 3250 North Bronco Street \(APN 138-11-804-021\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)**](#)
12. [**ABEYANCE - SUP-28496 - SPECIAL USE PERMIT RELATED TO VAR-28497 - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Special Use Permit FOR A PROPOSED 80-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 3250 North Bronco Street \(APN 138-11-804-021\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)**](#)
13. [**ABEYANCE - SDR-28498 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-28497 AND SUP-28496 - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: VITALY V. SCHERBO - Request for a Major Amendment to an approved Site Development Plan Review \(Z-0011-98\) TO ALLOW A ZERO-FOOT REAR LANDSCAPE BUFFER WHERE A 21-FOOT LANDSCAPE BUFFER WAS APPROVED on 1.17 acres at 3250 North Bronco Street \(APN 138-11-804-021\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)**](#)

14. [**ABEYANCE - SUP-28795 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR WIRE CORPORATION - OWNER: LONE MOUNTAIN DEVELOPERS, LLC** - Request for a Special Use Permit FOR A PROPOSED 70-FOOT WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4850 North Jones Boulevard \(APN 125-36-403-007\), C-1 \(Limited Commercial\) Zone, Ward 6 \(Ross\)](#)
15. [**ZON-29204 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER** - Request for a Rezoning FROM: R-1 \(SINGLE FAMILY RESIDENTIAL\) TO: C-V \(CIVIC\) on 12.33 acres at the southwest corner of Sahara Avenue and Spencer Street \(APNs 162-02-203-007, 162-02-205-001, 162-02-206-002, 162-02-209-002, 162-02-302-001, 162-02-403-001, and 162-02-403-002\), Ward 3 \(Reese\)](#)
16. [**SDR-29203 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-29204 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER** - Request for a Site Development Plan Review FOR A UTILITY SUBSTATION WITH 13 PROPOSED 150-FOOT TALL TRANSMISSION LINE POLES on 3.86 acres at the southwest corner of Sahara Avenue and Spencer Street, \(APN 162-02-403-001 and 002\), R-1 \(Single Family Residential\) Zone \[PROPOSED: C-V \(Civic\)\], Ward 3 \(Reese\)](#)
17. [**VAR-29226 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CURTIS THEW** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SECOND STORY 975.5 SQUARE-FOOT ADDITION on 0.47 acres at 2231 Jamaica Court \(APN 163-03-810-006\), R-E \(Residence Estates\) Zone, Ward 1 \(Tarkanian\)](#)
18. [**VAR-29238 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR FAMILY TRUST** - Request for a Variance TO ALLOW A PROPOSED 12-FOOT HIGH BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND A WAIVER OF THE FIVE-FOOT STEPBACK REQUIREMENT on 1.09 acres at 1840 South Tomsik Street \(APN 163-04-304-005\), R-E \(Residence Estates\) Zone, Ward 2 \(Wolfson\)](#)
19. [**SUP-29194 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TELEMUNDO LAS VEGAS, INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - Request for a Special Use Permit FOR A PROPOSED TV BROADCASTING AND OTHER COMMUNICATION SERVICE at 450 Fremont Street, Suite #310 \(APN 139-34-513-002\), C-2 \(General Commercial\), Ward 5 \(Barlow\)](#)
20. [**SUP-29197 - SPECIAL USE PERMIT RELATED TO SUP-29194 - PUBLIC HEARING - APPLICANT: TELEMUNDO LAS VEGAS, INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - Request for a Special Use Permit FOR THREE PROPOSED 16-FOOT TALL SATELLITE DISHES WITH A MAXIMUM 12-FOOT DIAMETER at 450 Fremont Street, Suite #310 \(APN 139-34-513-002\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
21. [**SUP-29230 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WET ULTRA LOUNGE & BAR, INC. - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT \(TAVERN\) AND WAIVERS OF THE 1,500-FOOT SEPARATION REQUIREMENT FROM A LIQUOR ESTABLISHMENT \(TAVERN\), RELIGIOUS FACILITY AND A SCHOOL at 450 Fremont Street, Suite #150 \(APN 139-34-513-002\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
22. [**SUP-29237 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARCO TENCANERA - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT \(TAVERN\) AND WAIVERS OF THE 1,500-FOOT SEPARATION REQUIREMENT FROM A LIQUOR ESTABLISHMENT \(TAVERN\), A RELIGIOUS FACILITY AND A SCHOOL at 450 Fremont Street, Suite #101 \(APN 139-34-513-002\), C-2 \(General Commercial\) Zone, Ward 5 \(Barlow\)](#)
23. [**SUP-29208 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARICHA SILPASUVUN - OWNER: VILLAGE SQUARE SHOPPING CENTER, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN CONJUNCTION WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9350 West Sahara Avenue, Suite #110 \(APN 163-06-816-034\), C-1 \(Limited Commercial\) Zone, Ward 2 \(Wolfson\)](#)

24. **SUP-29217 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEAN CVR SERRATORE - OWNER: VINCE, LLC** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED AND TO ALLOW THE USE TO BE LOCATED ON A LOCAL STREET WHERE A SECONDARY THOROUGHFARE IS REQUIRED at 708 and 710 South 3rd Street (APN 139-34-310-046), C-2 (General Commercial) Zone, Ward 3 (Reese)
25. **SDR-29216 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-29217 - PUBLIC HEARING - APPLICANT: JEAN CVR SERRATORE - OWNER: VINCE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 204 SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE REQUIREMENT, STREETScape AND LANDSCAPE STANDARDS on 0.16 acres at 708 and 710 South 3rd Street (APN 139-34-310-046), C-2 (General Commercial) Zone, Ward 3 (Reese)
26. **SUP-29241 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIVE SENSES MANAGEMENT LLC - OWNER: THE HOWARD HUGHES CORP.** - Request for a Special Use Permit FOR A PROPOSED 6,019 SQUARE-FOOT SUPPER CLUB WITHIN AN EXISTING BUILDING at 11760 West Charleston Boulevard (APN 137-34-818-002), P-C (Planned Community) Zone, Ward 2 (Wolfson)
27. **SDR-28853 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARAMOUNT FUND II, LLC** - Request for a Site Development Plan Review FOR A PROPOSED ONE-STORY, 29,700 SQUARE-FOOT OFFICE DEVELOPMENT WITH A WAIVER OF COMMERCIAL BUILDING PLACEMENT STANDARDS on 3.21 acres at the northwest corner of Ann Road and Leggett Road (APNs 125-28-801-014, 016, and 018), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 6 (Ross)
28. **SDR-29145 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER OF TOWN CENTER PARKING LOT LANDSCAPE STANDARDS on 2.0 acres at the southeast corner of Riley Street and Centennial Parkway (APNs 125-29-502-012, 015 and 028), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

DIRECTOR'S BUSINESS:

29. **TXT-29629 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04 to allow a waiver from the distance separation requirements for the Liquor Establishment (Tavern) use within mixed-use developments

CITIZENS PARTICIPATION:

30. 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, COME TO THE PODIUM AND 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