

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

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

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.

October 8, 2009
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. [APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2009](#)
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. **GPA-35729 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LIVEWORK, LLC, ET AL** - Request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD A SECONDARY COLLECTOR TO CONNECT BONNEVILLE AVENUE WITH CLARK AVENUE BETWEEN CASINO CENTER BOULEVARD AND FIRST STREET, AND TO RECLASSIFY BONNEVILLE AVENUE FROM AN 80-FOOT SECONDARY COLLECTOR TO A 125-FOOT PARKWAY ARTERIAL BETWEEN CASINO CENTER BOULEVARD AND MAIN STREET, Ward 3 (Reese)
7. **WVR-35710 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MONTECITO PARTNERS, LLC** - Request for a Waiver of Title 19.12.040(E)(2) TO ALLOW A 394 CUBIC-FOOT UTILITY BOX TO BE SET BACK ZERO FEET FROM PUBLIC RIGHT-OF-WAY WITH NO REQUIRED LANDSCAPING WHERE THREE FEET OF LANDSCAPING IS REQUIRED at 6605 Grand Montecito Parkway (APN 125-20-810-002), T-C (Town Center) Zone [MS -TC (Main Street Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross)
8. **SUP-35734 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEWELRY MANUFACTURER'S EXCHANGE, INC. - OWNER: DURANGO COMMONS LTD, LLC** - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING JEWELRY STORE at 8550 West Charleston Boulevard, Suite #108 (APN 138-32-816-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)
9. **SUP-35755 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: 610 LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 North Las Vegas Boulevard (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Barlow)

PUBLIC HEARING ITEMS

10. **ABEYANCE - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETSCAPE STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED
11. **ZON-35723 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.40 acres at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), Ward 3 (Reese)
12. **SUP-35724 - SPECIAL USE PERMIT RELATED TO ZON-35723 - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC** - Request for a Special Use Permit FOR A HOTEL, RESIDENCE (EXTENDED STAY) at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese)
13. **VAR-35742 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRANCES REESE** - Request for a Variance TO ALLOW A PROPOSED 2,880 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,445 SQUARE FEET IS ALLOWED at 6150 Grand Teton Drive (APN 125-11-806-012), R-E (Residence Estates) Zone, Ward 6 (Ross)
14. **VAR-35745 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART** - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED DWELLING on a portion of 3.3 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Ross)

15. [**VAR-35746 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC** - Request for a Variance TO ALLOW A 112-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 185 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN \(BUILDING FEATURE EXTENSION\) at 6000 Smoke Ranch Road \(APN 138-13-401-003\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
16. [**SUP-35744 - SPECIAL USE PERMIT RELATED TO VAR-35746 - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC** - Request for a Special Use Permit FOR A PROPOSED 62-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN \(BUILDING MOUNTED\) AND THE RELOCATION OF THREE EXISTING ANTENNAS at 6000 Smoke Ranch Road \(APN 138-13-401-003\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
17. [**VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY \(FIRE STATION\) on 1.45 acres at 4551 East Bonanza Road \(APN 140-32-101-005\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
18. [**SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY \(FIRE STATION\) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER \(BONANZA ROAD\) on 1.45 acres at 4551 East Bonanza Road \(APN 140-32-101-005\), C-1 \(Limited Commercial\) Zone, Ward 3 \(Reese\)](#)
19. [**VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard \(APN 162-05-511-008\), C-D \(Designed Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
20. [**VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard \(APN 162-05-511-008\), C-D \(Designed Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
21. [**SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard \(APN 162-05-511-008\), C-D \(Designed Commercial\) Zone, Ward 1 \(Tarkanian\)](#)
22. [**SUP-35731 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA LUPITA MEAT, MARKET LLC - OWNER: V & I LAKE MEAD PROMENADE, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 4,240 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 160 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED at 6430 West Lake Mead Boulevard, Suite #115 \(APN 138-23-201-008\), C-1 \(Limited Commercial\) Zone, Ward 5 \(Barlow\)](#)
23. [**SUP-35739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND A 270-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7250 Peak Drive, Suite #106 \(APN 138-15-610-006\), C-PB \(Planned Business Park\) Zone, Ward 4 \(Anthony\)](#)

DIRECTOR'S BUSINESS:

24. **TXT-34878 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 18 and Title 19 to revise and update procedures and definitions related to the issuance of permits for site grading, All Wards**
25. **TXT-35898 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.090 to add archaeologist as a qualification for Historic Preservation Commission membership, All Wards**
26. **TXT-35917 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010, Title 19.14.090 and Title 19.20 to denote applicable zoning districts, provide development standards and define the Off-Premise Sign, Temporary use, All Wards**

CITIZENS PARTICIPATION:

27. **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**