

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

Richard Truesdell, Chair
Steven Evans, Vice Chair
Byron Goynes
Glenn E. Trowbridge
Vicki Quinn
Gus W. Flangas
Todd L. Moody

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.

December 16, 2010
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 EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO 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 TEN DAYS.

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 AND AGREED TO BY 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 SPECIAL JOINT PLANNING COMMISSION AND CITY COUNCIL MEETING OF SEPTEMBER 20, 2010 AND THE PLANNING COMMISSION MEETING OF NOVEMBER 18, 2010](#)
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. **ZON-40051 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 3.85 acres at 6120 North Jones Boulevard (APN 125-25-201-006), Ward 6 (Ross). Staff recommends APPROVAL.
7. **ZON-40052 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 2.02 acres on the east side of Rainbow Boulevard, approximately 100 feet north of Delphinium Avenue (APN 138-02-401-001), Ward 6 (Ross). Staff recommends APPROVAL.
8. **ZON-40053 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: NEVADA POWER COMPANY** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-V (CIVIC) on 1.96 acres at 10041 West Charleston Boulevard (APN 163-06-101-001), Ward 2 (Wolfson). Staff recommends APPROVAL.
9. **SUP-39963 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FOSTER DAY, INC. -** Request for a Special Use Permit TO RE-ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO ALLOW THE OPENING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY WHERE A MINIMUM OF 200 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE at 7501 Alta Drive (APN 138-34-301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.
10. **SUP-40087 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC** - Request for a Special Use Permit FOR A SUPPER CLUB WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 400 South Rampart Boulevard, Suite #190 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.
11. **SUP-40143 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRUT N - OWNER: EXPERTISE COSMETOLOGY INSTITUTE, LLC** - Request for a Special Use Permit FOR A GENERAL RETAIL STORE, OTHER THAN LISTED (LESS THAN 3,500 SQUARE FEET) at 1911 Stella Lake Street, Suite #100 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
12. **MSP-40230 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: YOUNG ELECTRIC SIGN COMPANY - OWNER: GREAT WASH PARK, LLC** - Request for a Master Sign Plan FOR AN APPROVED MIXED-USE DEVELOPMENT on 28.44 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS

13. **TABLED - RENOTIFICATION - VAR-39813 - VARIANCE - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV, LLC** - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF IS REQUIRED FOR 31 INTERIOR AND PERIMETER LOTS on 20 acres at the northwest corner of Elkhorn Road and Egan Crest Drive (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A THREE-FOOT REAR YARD SETBACK FOR 75% OF THE STRUCTURE WHERE 50% IS REQUIRED FOR 44 LOTS. Staff recommends DENIAL.
14. **TABLED - RENOTIFICATION - SUP-38523 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HECTOR CAMACHO** - Request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE at 4561 East Bonanza Road, Suite #130 (APN 140-32-101-017), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
15. **VAR-40088 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: SKY VIEW PINES, LIMITED PARTNERSHIP** - Request for a Variance TO ALLOW 156 PARKING SPACES WHERE 170 SPACES FOR AN APPROVED 144-UNIT APARTMENT DEVELOPMENT on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
16. **VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT** - Request for a Variance TO ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (PLYWOOD) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 830 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II IS ALLOWED on 0.46 acres at 5400 Bat Masterson Circle (APN 138-01-310-038), R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.
17. **VAR-40127 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD** - Request for a Variance TO ALLOW A 15-FOOT HIGH, 3,000 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE (METAL) WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 800 SQUARE FEET ASSESSORY STRUCTURE, CLASS II IS THE MAXIMUM ALLOWED on 0.41 acres at 5705 Paseo Montana Court (APN 138-13-210-015), R-PD2 (Residential Planned Development) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
18. **VAR-40150 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERESA R. GARCIA** - Request for a Variance TO ALLOW A 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING TWO-CAR CARPORT on 0.14 acres at 1240 South 10th Street (APN 162-03-512-071), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL.
19. **VAR-40188 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES** - Request for a Variance TO ALLOW AN EIGHT FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 216-FOOT SETBACK FOR A WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
20. **SUP-39709 - SPECIAL USE PERMIT RELATED TO VAR-40188 - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: PAULINE HARGRAVES** - Request for a Special Use Permit TO INCREASE THE HEIGHT OF AN ANTENNA ON AN EXISTING 70-FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN, TO A MAXIMUM HEIGHT OF 72 FEET at 1311 West Owens Avenue (APN 139-28-502-004), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
21. **SUP-39886 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: BEL AIR RG, LLC** - Request for a Special Use Permit FOR A PROPOSED 21,900 SQUARE-FOOT AUTO REPAIR GARAGE, MAJOR WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE A PUBLIC RIGHT-OF-WAY at 1715 and 1735 Fremont Street (APNs 139-35-315-007 and 006), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
- 22.

SUP-40105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACTION LOANS - OWNER: FARM ROAD RETAIL, LLC - Request for a Special Use Permit FOR AN AUTO TITLE LOAN WITH WAIVERS TO ALLOW A 127-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A 1,188 SQUARE-FOOT FACILITY WHERE A MINIMUM 1,500 SQUARE-FOOT FACILITY IS REQUIRED at 8414 Farm Road, Suite #130 (APN 125-17-610-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

23. **SUP-40121 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC** - Request for a Special Use Permit FOR A PROPOSED 9,018 SQUARE-FOOT SUPPER CLUB USE at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
24. **SDR-40122 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-40121 - PUBLIC HEARING - APPLICANT: BJ'S RESTAURANT OPERATIONS COMPANY - OWNER: CENTENNIAL CENTRE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 8,376 SQUARE-FOOT SUPPER CLUB AND 642 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW SEVEN LANDSCAPE ISLANDS WHERE NINE ARE REQUIRED on 1.96 acres at 5881 Centennial Center Boulevard (APN 125-28-713-006), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
25. **SUP-40169 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE VERDICT'S INN - OWNER: L'OCTAINE LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE, INCLUDING 200 SQUARE-FOOT OF OUTDOOR SEATING, FOR AN EXISTING 1,903 SQUARE-FOOT RESTAURANT on 0.70 acres at 801 South Las Vegas Boulevard (APN 139-34-401-006), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends APPROVAL.
26. **MSP-40138 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL** - Request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends DENIAL.
27. **SDR-40069 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: KRASSIMIR TEOFILOV** - Request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
28. **SDR-40119 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS** - Request for a Site Development Plan Review FOR TWO EXISTING 1,400 SQUARE-FOOT MODULAR OFFICE BUILDINGS WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.
29. **SDR-40146 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE SMITH CENTER - OWNER: CITY OF LAS VEGAS** - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-26709) FOR A PROPOSED FIVE-LEVEL, 335-SPACE PARKING GARAGE WITH WAIVERS OF THE SYMPHONY PARK PARKING STRUCTURE DESIGN STANDARDS, BUILD-TO LINE STANDARD, REQUIRED RETAIL FRONTAGE STANDARD AND STREETScape STANDARDS on a portion of 5.10 acres at the northeast corner of Clark Avenue and Promenade Place (APN 139-33-610-026), PD (Planned Development) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

30. **DIR-40165 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
Update on Long Range Planning Items. Staff has NO RECOMMENDATION.
31. **TXT-40266 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
Discussion and possible action to amend Title 19.00.060(D) regarding Computation of Time. Staff recommends
APPROVAL.
32. **TXT-40334 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
Discussion and possible action to amend Title 19.06, 19.14 and Title 19.20 to define installation and maintenance standards
for limited building wrap signage, and to establish associated overlay district modifications and residential protection
requirements. (NOTE: THIS IS A REVISED VERSION OF FORMER TXT-38353). Staff has NO
RECOMMENDATION.

CITIZENS PARTICIPATION:

33. **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