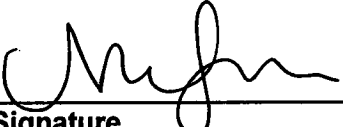


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 1st day of OCTOBER, 2019, at the hour of
5:00PM there were posted copies of a NOTICE, the attached of which is a true and correct copy
of a PLANNING COMMISSION AGENDA, said meeting to be held on the 8th
day of OCTOBER, 2019, at 6:00PM, in Las Vegas, Nevada, on
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor



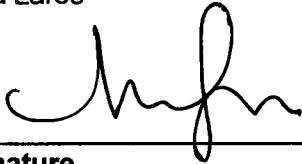
Signature

CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares
_____, an employee of the City of Las Vegas, Nevada,
says that on the 1st day of OCTOBER, 2019, a copy of a
NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 8th day of
OCTOBER, 2019, at 6:00PM, in Las Vegas, Nevada, was
electronically mailed (emailed) to each person and/or organization whose name appears on the list
maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Nora Lares

Contact Group Name:

Agenda Mailing_updated 09.17.19

Members:

Adrian Viesca
AndyStahl@yahoo.com
Angela Torres
Barney Perkins
Belete E. Diriba
Ben.taylor@jacobs.com
Bill L. Snyder
Bob Genzer (genzerconsulting@cox.net)

Brian Petruzzelli
brian@roicre.com
Bryan Scott
Cedric Kerns
Chance Bonaventura
chancebona@gmail.com
Chris Morgan
Cissy Green
Connie Chau
Daniel Adamson
Daniel Burdish
David F. Klein
David Riggleman
Dennis Moyer
Detrick Sanford
Edward Lehnardt
Eric Fahs
Gary Reid
Gina Venglass
gowilbur4@gmail.com
Jennifer Davies
Kami Dempsey
Karina Saucedo
Katherine Duncan
Kathleen Ray
Keith Letus
Keith Spencer
Kim Bush
Kimberly Reid
Lora Kalkman
marlamw@strategies360.com
Mayor's Office, All Staff
Melissa Lindsey
Michele Fiore
michelefiore@me.com
Michelle Thackston
Mr. Ray Mitchell
Patricia Cabrera
Peter Jackson
Phyllis Collman
Planning, All Staff
Rae Heller

adrian.viesca@alumni.unlv.edu
AndyStahl@yahoo.com
torresa@rtcshnv.com
BPerkins@LasVegasNevada.GOV
bdiriba@LasVegasNevada.GOV
Ben.taylor@jacobs.com
wsnyder@LasVegasNevada.GOV

genzerconsulting@cox.net
petruzzellib@gmail.com
brian@roicre.com
BScott@LasVegasNevada.GOV
ckerns@LasVegasNevada.GOV
cbonaventura@LasVegasNevada.GOV
chancebona@gmail.com
CMorgan@LasVegasNevada.GOV
CGreen@LasVegasNevada.GOV
Connie.chau@mail.house.gov
dan@roicre.com
dburdish@LasVegasNevada.GOV
Dklein@LasVegasNevada.GOV
DRiggleman@LasVegasNevada.GOV
dmoyer@LasVegasNevada.GOV
Detrick.sanford@mail.house.gov
edward@roicre.com
ejfahs@gmail.com
greid@LasVegasNevada.GOV
gvenglass@LasVegasNevada.GOV
gowilbur4@gmail.com
jdavies@LasVegasNevada.GOV
kdempsey@strategicsolutionsnv.com
ksaucedo@LasVegasNevada.GOV
w5cclv@gmail.com
KRAYENT2@aol.com
kletus@LasVegasNevada.GOV
Keith.Spencer@cbre.com
kbush@ClarkCountyNV.gov
kreid@LasVegasNevada.GOV
lkalkman@LasVegasNevada.GOV
marlamw@strategies360.com

mlindsey@LasVegasNevada.GOV
mfiore@LasVegasNevada.GOV
michelefiore@me.com
mthackston@LasVegasNevada.GOV
rdmitch@cox.net
pcabrera@LasVegasNevada.GOV
pjackson@LasVegasNevada.GOV
collmangroup@gmail.com
rheller@LasVegasNevada.GOV

Richard Rozier
Rick Schroder
Robert Nolan
Roger Bailey
Roz Holcomb
Seth T. Floyd, Esq.
Sharon Linsenbardt
Stacey Campbell
Stavros Anthony
Steve S. Horlock
Sue Seawalt
Tanya Jackson-Renter
texdona@gmail.com
Todd
Tom Kruse
Vanessa Aoun
Zurama Gomez

rrozier@LasVegasNevada.GOV
rschroder@LasVegasNevada.GOV
rnolan@LasVegasNevada.GOV
rbailey@LasVegasNevada.GOV
rholcomb@strategicsolutionsnv.com
sfloyd@theurbanlawfirm.com
sgo@lvcoxmail.com
slcampbell@LasVegasNevada.GOV
santhony@LasVegasNevada.GOV
shorlock@LasVegasNevada.GOV
sue.seawalt@clarkcountynv.gov
tjackson@LasVegasNevada.GOV
texdona@gmail.com
Todd@rgglv.com
tkruse@LasVegasNevada.GOV
VAoun@LasVegasNevada.GOV
zgomez@LasVegasNevada.GOV

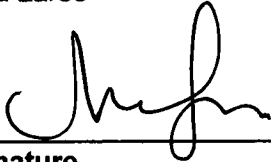
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 1st day of OCTOBER, 2019, a copy of a
NOTICE, the attached of which is a true and correct copy of a
PLANNING COMMISSION AGENDA, said meeting to be held on the 8th day of
OCTOBER, 2019, at 6:00PM, in Las Vegas, Nevada, was
deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or
organization whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Mr. Pawlik
808 Park Paseo
Las Vegas, Nevada 89104

Mr. Woodrow Wagner
4618 Meadows Lane
Las Vegas, Nevada 89107

Ms. Marianne Clark
15 Holly Tree Court
Henderson, Nevada 89052-6658

Dr. Robert E. Fowler, Sr.
Victory Missionary Baptist Church
500 West Monroe Avenue
Las Vegas, Nevada 89106

Mr. Narron Clark
P.O. Box 51
Forth Worth, Texas 76101

Mr. Patrick Smith
3109 Connors Drive
Las Vegas, Nevada 89107

Mr. Ron Lurie
Arizona Charlie's
740 South Decatur Boulevard
Las Vegas, Nevada 89107

Ms. Linda Foster
3721 Capella Avenue
Las Vegas, Nevada 89102

Ms. Jean Hall
4412 Sunrise Avenue
Las Vegas, Nevada 89101

Ms. Diana Howe
Peccole Ranch Community Association
9501 Red Hills Road
Las Vegas, Nevada 89117

Mr. David Clark
4950 Sawyer Avenue
Las Vegas, Nevada 89108

Rev. James M. Rogers, Sr.
Greater New Jerusalem MBC
1100 North "D" Street
Las Vegas, Nevada 89106

Mr. Alberto Jauregui
Nevada Land
3505 East Harmon Avenue, Suite. B
Las Vegas, Nevada 89121

Ms. Maggy Ruiz
Latin American Press
PO Box 12599
Las Vegas, Nevada 89112

Mr. Jeff Jacquart
McCarran International Airport
PO Box 11005
Las Vegas, Nevada 89111

Mr. and Mrs. George Muns
5916 Paseo Del Mar
Las Vegas, Nevada 89108

Mrs. Joann
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Ms. Rose Honrath
6109 Borden Circle
Las Vegas, Nevada 89107

Ms. Dorothy Orr
7132 Tropical Island Circle
Las Vegas, Nevada 89129-6570

Mr. Donald M. Mosley
Rancho/Oakey Neighborhood Association
1127 Westlund Drive
Las Vegas, Nevada 89102

Ms. Lynn Bessent
5076 Auburn Avenue
Las Vegas, Nevada 89108

Mr. Robert Phillips
8704 Monarchy Court
Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

Mr. Kenneth Williams
130 Palm Lane
Las Vegas Nevada 89101

Mr. Timothy Voltz
325 Santa Fe Street
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
600 South Grand Central Parkway, Ste. 135
Las Vegas, Nevada 89106

Mr. and Mrs. Brian Gilbert
941 Verdite Avenue
Henderson, Nevada 89011

Ms. Serina Choi
1930 Village Center Circle, #3-219
Las Vegas, Nevada 89134

Mr. Michael Gittings
UFCW 711
1201 North Decatur Boulevard, Suite #116
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt
7222 West Grand Teton Drive
Las Vegas, Nevada 89131

Ms. Tami Lord
5150 East Yale Circle, Suite #400
Denver, Colorado 80222

Ms. Kathy Seest
P.O. Box 1830
Las Vegas, Nevada 89125

Mr. Marc Abelman
1119 South Main Street
Las Vegas, Nevada 89104

Mr. and Mrs. James Seward
6341 Ressler Avenue
Las Vegas, Nevada 89107

Mr. Brad Greenstein
LVRC Holdings, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
2000 Ekanger Circle
Las Vegas, Nevada 89106

Ms. Dottie Miller
8213 Mountain Heather Court
Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
2230 South Paradise Road
Las Vegas, Nevada 89104

Mr. Bob Coffin
1139 5th Place
Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong
1931 Fair Avenue
Las Vegas, Nevada 89106

Ms. Erna Clark
6501 Burgundy Way
Las Vegas, Nevada 89107

Mr. Richard Geyer
8260 Hilton Head Court
Las Vegas, Nevada 89128

Mr. Stephen Reilly
269 Wilted Jasmine Court
Las Vegas, Nevada 89106-3983

Ms. Jean Zorn
2000 Sunland Ave
Las Vegas, Nevada 89106

Mr. Michael J. McDonald
840 South Rancho Drive , Suite #4-334
Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association
1909 East Mesquite Avenue
Las Vegas, Nevada 89101

Mr. Steve Sanson
Aggressive Business Consulting
PO Box 28211
Las Vegas, Nevada 89126

Ms. Elizabeth Williams
Regional Transportation Center
600 South Grand Central Parkway
Las Vegas, Nevada 89106

Ms. June Ingram
8220 Silver Sky Drive, Apt. 329
Las Vegas, Nevada 89145

Ms. Maria Zaldivar-Vaught
8232 Fawn Heather Court
Las Vegas, Nevada 89149

Mr. Matt Connolly
328 Troon Drive
Napa, California 94558

Mr. Ryan Arnold
Skancke Companies
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

Ms. Lindsey Madsen
704 South 9th Street
Las Vegas, Nevada 89101

Mayor Carolyn G. Goodman (At-Large)
Mayor Pro-Tem Michele Fiore (Ward 6)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Stavros S. Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)



Commissioner Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Trinity Haven Schlottman
Commissioner Donna Toussaint
Commissioner Anthony Williams
Commissioner Jeff Rogan
Commissioner Sigal Chattah

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

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. Reasonable efforts will be made to assist and accommodate persons with disabilities or 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. Dial 7-1-1 for Relay Nevada.

October 8, 2019
6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME.

These proceedings are being video recorded as well as presented live on KCLV, Cable Channel 2, and are Closed Captioned for our hearing-impaired viewers. Please note customers of CenturyLink and Cox Communications can view this program in High Definition on Channel 1002 and in Standard Definition on Channel 2. You can also watch this meeting live on Apple TV, Roku and Amazon Fire TV on the Go-Vegas app. The Planning Commission Meeting, as well as all other KCLV programming, can be viewed on the internet at www.kclv.tv/live. The proceedings will be rebroadcast on KCLV and the web the Saturday of the meeting at 10:00 AM, Monday at Midnight and the following Tuesday at 6:00 PM.

Backup material for this agenda may be obtained from Milagros Escuin, Department of Planning, 333 North Rancho Drive, 3RD Floor, (702)-229-6301 or on the City's webpage at www.lasvegasnevada.gov.

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 and payment of those costs shall be made upon filing of the application.

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 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 have 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 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. Public Comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.
5. For Possible Action to Approve the Final Minutes for the Planning Commission Meeting of September 10, 2019.
6. For Possible Action - 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.

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.

7. **GPA-77257 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.
8. **ZON-77258 - REZONING RELATED TO GPA-77257 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC** - For possible action on a request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.
9. **SDR-77259 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77257 AND ZON-77258 - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: CORY, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 34-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.00 acres at the southwest corner of Upland Boulevard and Cory Place (APNs 138-36-406-002 and 003), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 1 (Knudsen) [PRJ-77098]. Staff recommends APPROVAL.

10. **SUP-77216 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFERY EISENMANN -** For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 3733 Bradley Road (APN 138-12-610-004), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-76929]. Staff recommends APPROVAL.
11. **SUP-77277 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAMON GUERRERO - OWNER: NFC, LLC -** For possible action on a request for a Special Use Permit FOR A PROPOSED 7,331 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE at 2400 West Sahara Avenue (APN 162-05-802-010), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-77250]. Staff recommends APPROVAL.
12. **SUP-77281 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHINGLISH RESTAURANT - OWNER: BOCA PARK MARKET PLACE SYNDICATIONS GROUP, LLC -** For possible action on a request for a Special Use Permit FOR A PROPOSED 2,027 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,500 SQUARE FEET OF OUTDOOR SEATING at 8704 West Charleston Boulevard, Suite #103 (APN 138-32-818-010), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-77253]. Staff recommends APPROVAL.
13. **SUP-77288 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JENNIFER METZGER - OWNER: TOM J NEWTON, JR -** For possible action on a request for a Special Use Permit FOR A PROPOSED 2,540 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 3,192 SQUARE-FOOT OUTDOOR SEATING AREA at 1201 South Casino Center Boulevard (APN 162-03-110-046), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77182]. Staff recommends APPROVAL.
14. **TMP-77328 - TENTATIVE MAP - SKYE CANYON PHASE 4 - APPLICANT/OWNER: SECTION 12, LLC -** For possible action on a request for a Parent Tentative Map FOR A 17-LOT MASTER PLANNED SUBDIVISION on 275.26 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-77323]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

15. **ABEYANCE - SDR-76888 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADES HOLDINGS, LLC -** For possible action on a request for a Site Development Plan Review FOR A PROPOSED EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO THE DOWNTOWN LAS VEGAS APPENDIX F PARKING AND LANDSCAPING REQUIREMENTS on 0.16 acres at 638 North 9th Street (APN 139-26-410-012), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-76806]. Staff recommends DENIAL.
16. **GPA-77243 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC -** For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: DR (DESERT RURAL DENSITY RESIDENTIAL) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.
17. **ZON-77244 - REZONING RELATED TO GPA-77243 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC -** For possible action on a request for a Rezoning FROM: C-D (DESIGNED COMMERCIAL) TO: R-E (RESIDENCE ESTATES) on 0.97 acres at 850 and 860 Shetland Road (APN 139-32-801-010), Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.
18. **SUP-77245 - SPECIAL USE PERMIT RELATED TO GPA-77243 AND ZON-77244 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC -** For possible action on a request for a Special Use Permit FOR A 65-BED CONVALESCENT CARE FACILITY/NURSING HOME USE at the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.

19. **SDR-77246 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77243, ZON-77244 AND SUP-77245 - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 37,000 SQUARE-FOOT CONVALESCENT CARE FACILITY/NURSING HOME on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), C-D (Designed Commercial) and R-E (Residence Estates) Zones [PROPOSED: R-E (Residence Estates)], Ward 1 (Knudsen) [PRJ-76737]. Staff recommends APPROVAL.
20. **GPA-77278 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC** - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.
21. **ZON-77279 - REZONING RELATED TO GPA-77278 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), Ward 3 (Diaz) [PRJ-76800]. Staff recommends APPROVAL.
22. **VAR-77424 - VARIANCE RELATED TO GPA-77278 AND ZON-77279 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 40 ARE REQUIRED FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.
23. **SDR-77280 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77278, ZON-77279 AND VAR-77424 - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADES HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 28-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF LANDSCAPE BUFFER REQUIREMENTS on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800]. Staff recommends DENIAL.
24. **VAR-77275 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a Variance TO ALLOW 38 PARKING SPACES WHERE 62 SPACES ARE REQUIRED on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.
25. **SDR-77276 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77275 - PUBLIC HEARING - APPLICANT/OWNER: ZION LOVINGIER** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 6,179 SQUARE FOOT BANQUET FACILITY WITH A WAIVER OF LANDSCAPE BUFFER DEVELOPMENT STANDARDS on 1.50 acres at 8311 Farm Road (APN 125-16-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77034]. Staff recommends DENIAL.
26. **VAR-77282 - VARIANCE - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PRIVATE STREET IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED; TO ALLOW SIDEWALKS ON ONE SIDE WHERE SIDEWALKS ON BOTH SIDES ARE REQUIRED ON 43-FOOT WIDE INTERNAL PRIVATE STREETS, TO ALLOW NO AMENITY ZONE ON THE EXTERIOR STREET AND TO ALLOW A CONNECTIVITY RATIO OF 1.15 WHERE 1.30 IS REQUIRED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.

27. **VAR-77283 - VARIANCE RELATED TO VAR-77282 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Variance TO ALLOW A 14-FOOT TALL OVERALL PERIMETER WALL HEIGHT WHERE 12 FEET IS THE MAXIMUM ALLOWED, TO ALLOW EIGHT-FOOT TALL RETAINING WALLS WHERE SIX FEET IS THE MAXIMUM ALLOWED AND TO ALLOW EIGHT-FOOT TALL SECONDARY WALLS WHERE FOUR-FEET IS THE MAXIMUM ALLOWED on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.
28. **VAC-77284 - VACATION RELATED TO VAR-77282 AND VAR-77283 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Petition to Vacate a U.S. Government Patent Easement located on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), Ward 6 (Fiore) [PRJ-77218]. Staff recommends APPROVAL.
29. **TMP-77285 - TENTATIVE MAP RELATED TO VAR-77282, VAR-77283 AND VAC-77284 - ANN 215 - PUBLIC HEARING - APPLICANT: KB HOMES - OWNER: BUS YARD PROPERTIES, LLC AND VENTO BUS YARD, LLC** - For possible action on a request for a Tentative Map FOR A 113-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.00 acres on the south side of the Ann Road alignment, approximately 60 feet west of Shaumber Road (APNs 126-36-101-006, 007, and 027), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Fiore) [PRJ-77218]. Staff recommends DENIAL.
30. **VAR-77419 - VARIANCE - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Variance TO ALLOW TERMINATION OF A PUBLIC ALLEYWAY IN A DEAD END STUB WHERE A CUL-DE-SAC IS REQUIRED on a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.
31. **VAC-77293 - VACATION RELATED TO VAR-77419 - PUBLIC HEARING - APPLICANT: MIKE GANTI - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Petition to Vacate a portion of a 20-foot wide public right-of-way (alleyway) segment bound by Fremont Street, Carson Avenue, 13th Street and 14th Street, Ward 3 (Diaz) [PRJ-76792]. Staff recommends DENIAL.
32. **VAR-77136 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JUAN MANUEL FLORES** - For possible action on a request for a Variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) [SHADE STRUCTURES] WITH A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND TO ALLOW THE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED at 4605 Lilliput Lane (APN 162-07-212-007), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-77067]. Staff recommends DENIAL.
33. **VAR-77247 - VARIANCE - PUBLIC HEARING - APPLICANT: FRANK PERONE - OWNER: KELLY D MCCARTNEY-PERONE** - For possible action on a request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] WITH A 12-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.28 acres at 5012 Maverick Street (APN 125-35-714-015), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony) [PRJ-77213]. Staff recommends DENIAL.
34. **VAR-77267 - VARIANCE - PUBLIC HEARING - APPLICANT: CHARLIE CONCOBY - OWNER: SQUARE TRADE HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL VINYL FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED on 0.22 acres at 858 West Lake Mead Boulevard (APN 139-21-612-072), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Crear) [PRJ-77141]. Staff recommends DENIAL.
35. **SUP-77269 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED EARTH, LLC - OWNER: GDC REALTY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,000 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 2310 Western Avenue (APN 162-04-404-002), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-77181]. Staff recommends APPROVAL.

36. **SUP-77273 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GREENMART OF NEVADA NLV, LLC - OWNER: CHARLEY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,260 SQUARE-FOOT MARIJUANA DISPENSARY USE at 200 East Charleston Boulevard (APN 162-03-110-040), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77175]. Staff recommends APPROVAL.
37. **SDR-77286 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: BEL INVEST GROUP - OWNER: CORNERSTONE COMPANY** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONSISTING OF 29,974 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 513 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.46 acres at 1211 South 3rd Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77241]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

38. **TXT-77428 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.12 related to the Marijuana Dispensary use, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

39. 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.

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive