

5 ✓

# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley, an employee of the City of Las Vegas, Nevada,  
 says that on the 21ST day of JANUARY, 2020, 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 28TH  
 day of JANUARY, 2020, at 6:00PM, in Las Vegas, Nevada, on  
 Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 19th 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, 19th Floor

  
 \_\_\_\_\_  
 Signature

17 ✓

# **CERTIFICATE OF ELECTRONIC MAILING**

(Posting required under the provisions of NRS Chapter 241)

**Carman Burney**  
\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 21st day of JANUARY, 2020, 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 28TH day of  
JANUARY, 2020, 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.

Carman Burney

  
\_\_\_\_\_  
Signature  
Department of Planning

**Carman Burney**

---

**From:** Carman Burney  
**Sent:** Tuesday, January 21, 2020 3:17 PM  
**Subject:** 01.28.20 Planning Commission Agenda  
**Attachments:** 01.28.20 PC FINAL Agenda.pdf

Good Afternoon,

Attached please find the 1/28/20 Planning Commission Agenda. The agenda with supporting documentation can also be accessed on-line by clicking the link listed below:

[01.28.20 Planning Commission Meeting Agenda](#)

Thank you,

**Carman Burney, MBA**

Agenda Technician

Department of Planning

Voice: (702) 229-6897 | Fax: (702) 464-7499

333 N. Rancho Drive, 3<sup>rd</sup> Floor | Las Vegas, Nevada 89106



lasvegasnevada.gov



**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@rtcsonv.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	rrozier@LasVegasNevada.GOV
Rick Schroder	rschroder@LasVegasNevada.GOV
Robert Nolan	rnolan@LasVegasNevada.GOV
Roger Bailey	rbailey@LasVegasNevada.GOV
Roz Holcomb	rholcomb@strategicsolutionsnv.com
Seth T. Floyd, Esq.	sfloyd@theurbanlawfirm.com
Sharon Linsenbardt	sgo@lvcoxmail.com
Stacey Campbell	slcampbell@LasVegasNevada.GOV
Stavros Anthony	santhony@LasVegasNevada.GOV
Steve S. Horlock	shorlock@LasVegasNevada.GOV
Sue Seawalt	sue.seawalt@clarkcountynv.gov
Tanya Jackson-Renter	tjackson@LasVegasNevada.GOV
texdona@gmail.com	texdona@gmail.com
Todd	Todd@rgglv.com
Tom Kruse	tkruse@LasVegasNevada.GOV
Vanessa Aoun	VAoun@LasVegasNevada.GOV
Zurama Gomez	zgomez@LasVegasNevada.GOV

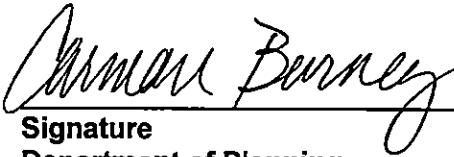
# **CERTIFICATE OF MAILING**

(Posting required under the provisions of NRS Chapter 241)

**Carman Burney**

\_\_\_\_\_, an employee of the City of Las Vegas, Nevada,  
says that on the 21<sup>st</sup> day of JANUARY, 2020, 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 28TH day of  
JANUARY, 2020, 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.

Carman Burney

  
\_\_\_\_\_  
**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 Conners 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 Rassler 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  
Skanche 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 9<sup>th</sup> 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 Louis De Salvio, Chair  
Commissioner Trinity Haven Schlottman, Vice Chair  
Commissioner Sam Cherry  
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](http://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.

**January 28, 2020**  
**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](http://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, 3<sup>RD</sup> Floor, (702)-229-6301 or on the City's webpage at [www.lasvegasnevada.gov](http://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 - 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.

#### **PUBLIC HEARING ITEMS**

6. GPA-77926 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a General Plan Amendment FROM: PR-OS (PARK/RECREATION/OPEN SPACE) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends APPROVAL.
7. MOD-77927 - MAJOR MODIFICATION RELATED TO GPA-77926 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Major Modification of the Lone Mountain Land Use Plan FROM: PQ-PF (PUBLIC/QUASI-PUBLIC FACILITIES) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends APPROVAL.
8. VAR-77931 - VARIANCE RELATED TO GPA-77926 AND MOD-77927 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.
9. SDR-77928 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-77926, MOD-77927 AND VAR-77931 - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 37-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.
10. TMP-77930 - TENTATIVE MAP RELATED TO GPA-77926, MOD-77927, VAR-77931 AND SDR-77928 - HUALAPAI & ISAAC - PUBLIC HEARING - APPLICANT: AMH NV5 DEVELOPMENT, LLC - OWNER: AMH DEVELOPMENT WEST GC, LLC - For possible action on a request for a Tentative Map FOR A 37-LOT RESIDENTIAL SUBDIVISION on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton

Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880]. Staff recommends DENIAL.

11. GPA-77933 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL, LLC - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: SC (SERVICE COMMERCIAL) on 5.16 acres on the east side of Shaumber Road approximately 650 feet south of Tropical Parkway (APN 126-25-301-003), Ward 6 (Fiore) [PRJ-77853]. Staff recommends APPROVAL.
12. ZON-77934 - REZONING RELATED TO GPA-77933 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATONAL, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 5.16 acres on the east side of Shaumber Road approximately 650 feet south of Tropical Parkway (APN 126-25-301-003), Ward 6 (Fiore) [PRJ-77853]. Staff recommends APPROVAL.
13. GPA-77939 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.
14. ZON-77940 - REZONING RELATED TO GPA-77939 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST - For possible action on a request for a Rezoning FROM: P-O (PROFESSIONAL OFFICE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 3.66 acres at the northeast and southeast corners of Gowan Road and Durango Drive (APNs 138-09-201-020 and 138-09-301-001), Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.
15. GPA-77994 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: EPIC MDUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: GC (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.
16. ZON-77995 - REZONING RELATED TO GPA-77994 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-2 (GENERAL COMMERCIAL) on 4.93 acres on the west side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.
17. GPA-78019 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.
18. ZON-78020 - REZONING RELATED TO GPA-78019 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) ZONE [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.
19. MOD-78021 - MAJOR MODIFICATION RELATED TO GPA-78019 AND ZON-78020 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Major Modification of the Lone Mountain West Land Use Plan FROM: OS-R (OPEN SPACE AND RECREATION) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), Ward 4 (Anthony) [PRJ-77885]. Staff recommends APPROVAL.
20. VAR-78022 - VARIANCE RELATED TO GPA-78019, ZON-78020 AND MOD-78021 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW DEAD-END STUB STREET TERMINATIONS WHERE CUL-DE-SACS ARE REQUIRED FOR PUBLIC STREETS on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff

Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.

21. VAR-78023 - VARIANCE RELATED TO GPA-78019, MOD-78021, ZON-78020 AND VAR-78022 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.
22. SDR-78024 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78019, ZON-78020, MOD-78021, VAR-78022 AND VAR-78023 - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 79-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Anthony) [PRJ-77885]. Staff recommends DENIAL.
23. TMP-78025 - TENTATIVE MAP RELATED TO GPA-78019, ZON-78020, MOD-78021, VAR-78022, VAR-78023 AND SDR-78024 - CLIFF SHADOWS AND HICKAM - PUBLIC HEARING - APPLICANT: DR HORTON - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a Tentative Map FOR A 79-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 11.18 acres on the north side of Hickam Avenue, approximately 288 feet west of Cliff Shadows Parkway (APN 137-01-301-024), U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Fiore) [PRJ-77885]. Staff recommends DENIAL.
24. GPA-78033 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: 190 OCTANE FT PARTNERS, LLC - OWNER: UNITED STATES OF AMERICA - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 257.00 acres on the west side of Puli Road between Farm Road and Tropical Parkway (portions of APNs 126-26-000-001, 126-23-000-003 and 126-14-000-003), Ward 6 (Fiore) [PRJ-77997]. Staff recommends DENIAL.
25. MOD-77358 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Major Modification of the Grand Canyon Village Master Development Plan TO REMOVE 7.49 ACRES FROM THE LAND USE PLAN at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.
26. GPA-77359 - GENERAL PLAN AMENDMENT RELATED TO MOD-77358 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a General Plan Amendment FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.
27. ZON-77360 - REZONING RELATED TO MOD-77358 AND GPA-77359 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Rezoning FROM: PD (PLANNED DEVELOPMENT) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.
28. VAR-77361 - VARIANCE RELATED TO MOD-77358, GPA-77359 AND ZON-77360 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED, ZERO-FOOT SIDE YARD AND CORNER SIDE YARD SETBACKS WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 7.49 acres at the southeast corner of Drake Drive and Grand Canyon Drive (Lot 1 of File 125 Page 32 of Parcel Maps), Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.

29. SDR-77362 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-77358, GPA-77359, ZON-77360 AND VAR-77361 - PUBLIC HEARING - APPLICANT: WARMINGTON APARTMENT COMMUNITIES - OWNER: GRAND CANYON VILLAGE, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 282-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 18.06 acres on the east side of Grand Canyon Drive, approximately 400 feet north of W Skye Canyon Park Drive (Parcels 1 and 2 of File 125 Page 32 of Parcel Maps), PD (Planned Development) Zone [PROPOSED: PD (Planned Development) and R-4 (High Density Residential)], Ward 6 (Fiore) [PRJ-76836]. Staff recommends DENIAL.
30. VAR-77990 - VARIANCE - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Variance TO ALLOW 49 PARKING SPACES WHERE 100 PARKING SPACES ARE REQUIRED AND TO ALLOW ONE LOADING SPACE WHERE TWO ARE REQUIRED on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.
31. SUP-77991 - SPECIAL USE PERMIT RELATED TO VAR-77990 - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,500 SQUARE-FOOT PACKAGE LIQUOR OFF-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) WHERE 1,000 FEET IS REQUIRED on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.
32. SDR-77992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-77990 AND SUP-77991 - PUBLIC HEARING - APPLICANT: LEE'S DISCOUNT LIQUOR - OWNER: AZURE AND TENAYA, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 17,500 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF TOWN CENTER INTERIOR PARKING LOT, PERIMETER LANDSCAPING AND ARCHITECTURAL FEATURE DEVELOPMENT STANDARDS on 1.61 acres on the south side of Azure Drive, approximately 740 feet west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77900]. Staff recommends DENIAL.
33. VAR-78009 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET IS ALLOWED on 0.28 acres at 1013 South 6th Street (APN 162-03-501-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77979]. Staff recommends DENIAL.
34. SUP-77944 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CORK & THORN - OWNER: GARY CREAGH SR. AND GARY CREAGH JR. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,955 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 70 West Imperial Avenue (APN 162-03-110-128), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77864]. Staff recommends APPROVAL.
35. SUP-78030 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEIL LOUNGE - OWNER: MAIN STREET INVESTMENTS II, LLC - For possible action on a request FOR A 5,811 SQUARE FOOT URBAN LOUNGE WITH 694 SQUARE FEET OF OUTDOOR SEATING at 1203, 1205 and 1207 Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-77936]. Staff recommends APPROVAL.

**DIRECTOR'S BUSINESS:**

36. TXT-78196 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to amend LVMC Title 19.12 related to marijuana uses, and to provide for other related matters. Staff recommends APPROVAL.
37. DIR-78191 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request for a presentation on the Maryland Parkway TOD Planning Grant, Wards 1, 3, 5. Staff recommends APPROVAL.

**Citizens Participation:**

38. 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