

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 5th day of MAY, 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 12th day
of MAY, 2020, at 6:00PM, in Las Vegas, Nevada, on Public
Bulletin Boards at the following locations:

The City of Las Vegas website – www.lasvegasnevada.gov
and

The Nevada Public Notice Website – notice.nv.gov



Signature

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

Should you choose to attend in person, a medical screening will be administered before you can enter the building. Alternatively, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncil@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101.

Online comments can also be submitted via the e-mail provided above or from the City's website at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018 during the meeting. All comments received will be considered public record and included in the backup. Comments received on an item after action has been taken will not be read. A time limit may be imposed on the comments read for the record.

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.

May 12, 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. 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 April 14, 2020.
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.

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.

7. **TMP-78592 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL D - APPLICANT: PN II, INC. - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 111-UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 27.16 acres at the northeast corner of Far Hills Avenue and Sky Vista Drive (APN 137-27-215-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78571]. Staff recommends APPROVAL.
8. **TMP-78595 - TENTATIVE MAP - FALCON CREST VILLAGE 22 - PARCEL C & D - APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 116-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION 27.3 acres at the northwest corner of Desert Foothills Drive and Kestrel Creek Avenue (APN 137-14-401-007), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78575]. Staff recommends APPROVAL.

9. **TMP-78615 - TENTATIVE MAP - SKYE CANYON PARCEL 2.10 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on a request for a Tentative Map FOR A 221-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Dr and Shaumber Road (APN 126-12-610-002), T-D (Traditional Development) Zone [ML (Medium-Low) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78579]. Staff recommends APPROVAL.

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.

10. **GPA-78402 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL, LLC, ET AL** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: M (MEDIUM DENSITY RESIDENTIAL) on 7.73 acres generally located on the north and south sides of La Mancha Avenue, approximately 315 feet west of Shaumber Road (APNs 126-25-401-004, 126-25-401-005 and 126-25-401-008), Ward 6 (Fiore) [PRJ-78354]. Staff recommends APPROVAL.
11. **ZON-78403 - REZONING RELATED TO GPA-78402 - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL, LLC, ET AL** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 7.73 acres generally located on the north and south sides of La Mancha Avenue, approximately 315 feet west of Shaumber Road (APNs 126-25-401-004, 126-25-401-005 and 126-25-401-008), Ward 6 (Fiore) [PRJ-78354]. Staff recommends APPROVAL.
12. **GPA-78418 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CIRRUS PROPERTY GROUP, LLC - OWNER: UNIFIED AIRCRAFT SERVICES, INC.** - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 0.45 acres on the west side of James Bilbray Drive, approximately 110 feet south of Smoke Ranch Road (APN 138-23-110-032), Ward 5 (Crear) [PRJ-78380]. Staff recommends APPROVAL.
13. **ZON-78419 - REZONING RELATED TO GPA-78418 - PUBLIC HEARING - APPLICANT: CIRRUS PROPERTY GROUP, LLC - OWNER: UNIFIED AIRCRAFT SERVICES, INC.** - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 0.45 acres on the west side of James Bilbray Drive, approximately 110 feet south of Smoke Ranch Road, (APN 138-23-110-032), Ward 5 (Crear) [PRJ-78380]. Staff recommends APPROVAL.
14. **MOD-78606 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC** - For possible action on a request for a Major Modification of the approved Sunstone Development Agreement TO ESTABLISH THE DESIGN OF THE ACTIVE ADULT PARK on a 6.80 acre portion of 552.21 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive (APNs 125-06-301-002, 125-06-501-001 and 125-06-701-001), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78388]. Staff recommends APPROVAL.
15. **SUP-78437 - SPECIAL USE PERMIT RELATED TO MOD-78606 - PUBLIC HEARING - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC** - For possible action on a request for a Special Use Permit FOR A 5,090 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,125 SQUARE FEET OF OUTDOOR SEATING at the northeast corner of Log Cabin Way and Sky Pointe Drive (APNs 125-06-301-002, 125-06-501-001 and 125-06-701-001), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78388]. Staff recommends APPROVAL.

16. **SDR-78438 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-78606 AND SUP-78437 - PUBLIC HEARING - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 16,381 SQUARE-FOOT COMMUNITY CENTER AND A 500 SQUARE-FOOT GUARD BUILDING on a 6.80 acre portion of 552.21 acres at the northeast corner of Log Cabin Way and Sky Pointe Drive (APNs 125-06-301-002, 125-06-501-001 and 125-06-701-001), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78388]. Staff recommends APPROVAL.
17. **SCD-78256 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Summerlin Major Deviation TO ALLOW 14-FOOT TALL WALLS WHERE 10 FEET IS ALLOWED AND EIGHT-FOOT TALL RETAINING WALLS WHERE FOUR FEET IS ALLOWED on 23.71 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78214]. Staff recommends APPROVAL.
18. **VAC-78597 - VACATION RELATED TO SCD-78256 - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Petition to Vacate public sewer easements generally located on the north side of Far Hills Drive, west of Fox Hill Drive (APN 137-27-617-001), Ward 2 (Seaman) [PRJ-78214]. Staff recommends APPROVAL.
19. **TMP-78257 - TENTATIVE MAP RELATED TO SCD-78256 AND VAC-78597 - SUMMERLIN VILLAGE 25 PARCEL A - PUBLIC HEARING - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 91-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 23.71 acres at the northwest corner of Far Hill Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78214]. Staff recommends APPROVAL.
20. **VAR-78544 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EFRAIN & SOCORRO ARTEAGA** - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL SOLID BLOCK WALL/GATE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID BASE IS ALLOWED on 0.46 acres at 1806 West Oakey Boulevard (APN 162-04-210-083), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78435]. Staff recommends APPROVAL.
21. **SUP-78582 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REAGAN A. SHALLAL** - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the east side of Pecos Road approximately 240 feet south of Washington Avenue (APN 140-30-317-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78494]. Staff recommends APPROVAL.
22. **SDR-78583 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78582 - PUBLIC HEARING - APPLICANT/OWNER: REAGAN A. SHALLAL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 6,131 SQUARE-FOOT CAR WASH DEVELOPMENT on 1.83 acres on the east side of Pecos Road approximately 240 feet south of Washington Avenue (APN 140-30-317-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78494]. Staff recommends APPROVAL.
23. **SUP-78499 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HARDLINE TATTOO STUDIO - OWNER: WATTENBARGER TRUST, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 576 SQUARE-FOOT TATTOO PARLOR/BODY PIERCING STUDIO USE at 1000 South 3rd Street, Suite B (APN 139-34-410-087), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78498]. Staff recommends APPROVAL.
24. **SUP-78537 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNCLMARIO PRODUCTION - OWNER: GARY JR. & GARY SR. CREAGH** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,600 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 5,400 SQUARE-FOOT COURTYARD at 1500 South Main Street (APN 162-03-210-015), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78536]. Staff recommends APPROVAL.

25. **SUP-78359 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NITTAYA'S LITTLE KITCHEN - OWNER: RH CENTENNIAL, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,495 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 138-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED on 0.50 acres at 7575 Norman Rockwell Lane, Suite #140 (APN 125-17-719-004), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78314]. Staff recommends APPROVAL.
26. **SDR-78589 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JACKSON SHAW, INC. - OWNER: CITY PARKWAY V, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 441-UNIT HOTEL WITH WAIVERS OF SYMPHONY PARK DESIGN STANDARDS on 2.61 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway (APN 139-33-610-029), P-D (Planned Development) Zone, Ward 5 (Cear) [PRJ-78523]. Staff recommends APPROVAL.
27. **MSP-78543 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: FISHER BROTHERS - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC** - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (MSP-75637) FOR AN APPROVED COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT on 14.72 acres at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-002), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-78316]. Staff recommends APPROVAL.
28. **VAC-78581 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: WOODSIDE HOMES NEVADA, LLC** - For possible action on a request for a Petition to Vacate a 30-foot public drainage and public sewer easement located on the eastern property boundary, adjacent to Carriage Hill Drive (APN 137-26-212-001 and 002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78552]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

29. **ABEYANCE - RENOTIFICATION - VAR-78439 - VARIANCE - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: DC RAMPART OWNER, LLC** - For possible action on a request for a Variance TO ALLOW TWO WALL SIGNS WHICH ARE 54 AND 74 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW THREE WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW A 12-FOOT TALL, 193 SQUARE-FOOT MONUMENT SIGN WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED on 15.60 acres located at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman) [PRJ-78397]. Staff recommends DENIAL.
30. **ABEYANCE - RENOTIFICATION - MSP-78440 - MASTER SIGN PLAN RELATED TO VAR-78439 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: DC RAMPART OWNER, LLC** - For possible action on a request for a Master Sign Plan FOR AN APPROVED MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.60 acres at 8791 Alta Drive (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seaman) [PRJ-78397]. Staff recommends DENIAL.
31. **ABEYANCE - SUP-78301 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DEEP ROOTS MEDICAL, LLC - OWNER: CLK HOLDINGS BRUCE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 8,391 SQUARE-FOOT MARIJUANA DISPENSARY USE at 5991 West Cheyenne Avenue (APN 138-13-101-005), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-78300]. Staff recommends APPROVAL.
32. **ABEYANCE - SDR-78443 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: DENNY'S INC., ET AL** - For possible action on a request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF DIGITAL (LED) ELECTRONIC MESSAGE BOARD ILLUMINATION TO AN EXISTING NONCONFORMING OFF-PREMISE SIGN on 0.08 acres at 1830 South Las Vegas Boulevard (APN 162-03-302-005), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78367]. Staff recommends DENIAL.

33. **GPA-78413 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KARDIA PROPERTIES, LLC** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL) on 1.69 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APNs Multiple), Ward 3 (Diaz) [PRJ-78384]. Staff recommends DENIAL.
34. **ZON-78414 - REZONING RELATED TO GPA-78413 - PUBLIC HEARING - APPLICANT/OWNER: KARDIA PROPERTIES, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 1.69 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APNs Multiple), Ward 3 (Diaz) [PRJ-78384]. Staff recommends DENIAL.
35. **VAR-78416 - VARIANCE RELATED TO GPA-78413 AND ZON-78414 - PUBLIC HEARING - APPLICANT/OWNER: KARDIA PROPERTIES, LLC** - For possible action on a request for a Variance TO ALLOW 68 PARKING SPACES WHERE 95 PARKING SPACES ARE REQUIRED on 1.69 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APNs Multiple), R-E (Residence Estates) Zone [PROPOSED: R-4 (High Density Residential)], Ward 3 (Diaz) [PRJ-78384]. Staff recommends DENIAL.
36. **SDR-78417 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78413, ZON-78414, AND VAR-78416 - PUBLIC HEARING - APPLICANT/OWNER: KARDIA PROPERTIES, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE STORY, 53-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.69 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APNs Multiple), R-E (Residence Estates) Zone [PROPOSED: R-4 High Density Residential)], Ward 3 (Diaz) [PRJ-78384]. Staff recommends DENIAL.
37. **VAR-78457 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78383]. Staff recommends DENIAL.
38. **VAR-78458 - VARIANCE RELATED TO VAR-78457 - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR** - For possible action on a request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE EIGHT ARE REQUIRED on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78383]. Staff recommends DENIAL.
39. **SDR-78459 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78457 AND VAR-78458 - PUBLIC HEARING - APPLICANT/OWNER: PATVAKANYAN GOHAR** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,280 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.16 acres at 935 South Decatur Boulevard (APN 139-31-410-120), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78383]. Staff recommends DENIAL.
40. **VAR-78593 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK A. MCINTIRE** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR TWO ACCESSORY STRUCTURES (CLASS II) [BARBEQUE AND FIREPLACE] on 0.34 acres at 400 Park West Way (APN 139-32-610-049), R-1 (Single Family Residential) Zone, Ward 5 (Crear) [PRJ-78591]. Staff recommends DENIAL.
41. **SUP-78656 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77440]. Staff recommends APPROVAL.
42. **SUP-77728 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTOMOBILE RENTAL USE WITH WAIVERS TO ALLOW MORE THAN FIVE RENTAL VEHICLES TO BE STORED ON SITE AND THE SALE OF USED AUTOMOBILES WHERE SUCH IS NOT ALLOWED on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77440]. Staff recommends APPROVAL.

43. **SUP-77684 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENTERPRISE RENT-A-CAR, LLC - OWNER: GARDEN CITY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TRUCK RENTAL USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED, ACCESSORY SERVICES THAT ARE NOT PERFORMED WITHIN AN ENCLOSED STRUCTURE, AND SERVICE BAYS THAT FACE THE PUBLIC RIGHT-OF-WAY on 7.02 acres at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77440]. Staff recommends DENIAL.
44. **SUP-78577 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: OPORTUN, LLC - OWNER: WRI CHARLESTON COMMONS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,572 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WHERE 1,000 FEET IS REQUIRED at 81 North Nellis Boulevard (APN 140-32-802-007), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78485]. Staff recommends DENIAL.
45. **SDR-78584 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INDUSTRIAL ROAD 2440-2497, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 39,178 SQUARE-FOOT WAREHOUSE AND MANUFACTURING BUILDING AND A PROPOSED 10,709 SQUARE-FOOT TAVERN AND BANQUET FACILITY on 2.65 acres at 2476 Industrial Road (APN 162-04-407-001), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78481]. Staff recommends APPROVAL.
46. **SDR-78599 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GEORGE GEKAKIS, INC. - OWNER: DECATUR & ALTA LIMITED PARTNERSHIP** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76704) FOR A PROPOSED PARKING LOT AND SITE RECONFIGURATION WITH A 16,121 SQUARE-FOOT DECREASE IN COMMERCIAL SPACE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-78573]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

47. **TXT-77317 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.10 Special Area and Overlay Districts, LVMC Title 19.12 Permissible Uses, and LVMC 19.18 Definitions and Measures to allow Off-Premise Messaging in conjunction with certain land uses, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

48. 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 IN
ACCORDANCE WITH
THE STATE OF NEVADA EXECUTIVE DEPARTMENT DECLARATION OF EMERGENCY DIRECTIVE 006

The City of Las Vegas website – www.lasvegasnevada.gov
and

The Nevada Public Notice Website – notice.nv.gov

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 **5th** day of **MAY**, **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 **12th** day of
MAY, **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.

Nora Lares



Signature
Department of Planning

Nora Lares

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Agenda Mailing_updated 03.04.2020

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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 5th day of MAY, 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 12th day of
MAY, 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.

Nora Lares



Signature
Department of Planning

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