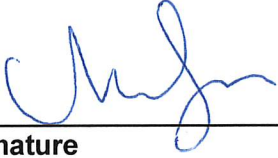


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 7TH day of APRIL, 2020, at the hour of
5:00PM there were posted ELECTRONIC 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
14TH day of APRIL, 2020, at 6:00PM, in Las
Vegas, Nevada, on Public Bulletin Boards at the following locations:

1. The City of Las Vegas website – www.lasvegasnevada.gov
2. 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.

April 14, 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 March 10, 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. **EOT-78333 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for a first Extension of Time of a previously approved Variance (VAR-72401) TO ALLOW 25 PARKING SPACES WHERE 44 SPACES ARE REQUIRED on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78312]. Staff recommends APPROVAL.
8. **EOT-78334 - EXTENSION OF TIME RELATED TO EOT-78333 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: TIB, LLC** - For possible action on a request for a first Extension of Time of a previously approved Site Development Plan Review (SDR-72415) FOR A PROPOSED 3,869 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78312]. Staff recommends APPROVAL.

9. **TMP-78246 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL C - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 93-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 29.34 acres at the southeast corner of Redpoint Drive and Sky Vista Drive (Lot C of Book 160, Page 86 of Plats), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78211]. Staff recommends APPROVAL.
10. **TMP-78247 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL B - APPLICANT: PARDEE HOMES OF NEVADA - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.74 acres at the southwest corner of Redpoint Drive and Fox Hill Drive (Lot B of Book 160, Page 86 of Plats), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78210]. 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.

11. **MOD-78461 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Major Modification of the approved Summerlin Master Development Plan TO ADD THE SUMMERLIN AA (ACTIVE ADULT), SETBACK AND WALL/FENCE DEVELOPMENT STANDARDS TO THE SUMMERLIN DEVELOPMENT STANDARDS MANUAL (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. Staff recommends APPROVAL.
12. **MDR-78464 - DEVELOPMENT PLAN REVIEW RELATED TO MOD-78461 - PUBLIC HEARING - APPLICANT/OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287]. Staff recommends APPROVAL.
13. **SUP-78466 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,010 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. Staff recommends APPROVAL.
14. **SDR-78465 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-78466 - PUBLIC HEARING - APPLICANT/OWNER: ESCAPE RESORTS INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453]. Staff recommends APPROVAL.
15. **SUP-78331 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NICHUBA, LLC - OWNER: WEIGHTMAN HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,595 SQUARE FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 6440 North Durango Drive, Suite #130 (APN 125-20-801-002), T-C (Town Center) Zone [SC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78330]. Staff recommends APPROVAL.
16. **SUP-78335 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HSC NORTH LAS VEGAS, LLC** - For possible action on a request for a Special Use Permit FOR AN AUTO SHOWROOM USE at 6658 Sky Pointe Drive (APN 125-21-710-015), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78036]. Staff recommends APPROVAL.

17. **SUP-78446 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HRD DT, LLC - OWNER: ARTHAUS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,600 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH 133 SQUARE FEET OF OUTDOOR SEATING on 0.48 acres at 1300 South Casino Center Boulevard, Suite #120 (APN 162-03-105-014), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78351]. Staff recommends APPROVAL.
18. **SUP-78452 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YUKGA - OWNER: G&I VIII VILLAGE SQUARE, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,857 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 9410 West Sahara Avenue, Suite #150 (APN 163-06-816-037), C-1 (Limited Commercial) Zone, Ward 2 (Seaman) [PRJ-78366]. Staff recommends APPROVAL.
19. **SNC-78411 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT: PULTE HOMES OF NEVADA - OWNER: PN II, INC.** - For possible action on a request for a Street Name Change FROM: SKYE HILL STREET TO: SKYE PEAK STREET, generally located north of Eagle Canyon Avenue, east of Shaumber Road, Ward 6 (Fiore) [PRJ-78395]. Staff recommends APPROVAL.
20. **VAC-78428 - VACATION - PUBLIC HEARING - APPLICANT: SC EAST LANDCO, LLC - OWNER: EASTLAND, LLC, ET AL** - For possible action on a Petition to Vacate portions of Bureau of Land Management right-of-way grants, U.S. Government Patent Easements and a City of Las Vegas public drainage easement generally located north of W Skye Canyon Park Dr and west of N Skye Canyon Park Dr (APNs multiple), Ward 6 (Fiore) [PRJ-78226]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

21. **ABEYANCE - GPA-77994 - GENERAL PLAN AMENDMENT - 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 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. [NOTE: THE REQUEST CHANGED TO: SC (SERVICE COMMERCIAL) AND STAFF RECOMMENDATION CHANGED TO APPROVAL]
22. **ABEYANCE - 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. [NOTE: THE REQUEST CHANGED TO: C-1 (LIMITED COMMERCIAL) AND STAFF RECOMMENDATION CHANGED TO APPROVAL]
23. **ABEYANCE - 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.
24. **ABEYANCE - 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. [NOTE: THE REQUEST CHANGED TO: R-TH (SINGLE FAMILY ATTACHED)]

25. **VAR-78565 - VARIANCE RELATED TO GPA-77939 AND ZON-77940 - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST** - For possible action on a request for a Variance TO ALLOW STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED AND A CONNECTIVITY RATIO OF 0.83 WHERE 1.30 IS REQUIRED 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), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.
26. **TMP-78559 - TENTATIVE MAP RELATED TO GPA-77939, ZON-77940 AND VAR-78565 - DURANGO & GOWAN - PUBLIC HEARING - APPLICANT: EAB AND ELB FAMILY TRUST - OWNER: ALEXANDER & ESTHER WHITE LIVING TRUST** - For possible action on a request for a Tentative Map FOR A 58-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION 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), P-O (Professional Office) Zone [PROPOSED: R-TH (Single Family Attached) Ward 4 (Anthony) [PRJ-77867]. Staff recommends DENIAL.
27. **ABEYANCE - ROC-78043 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: WALMART STORES, INC. - OWNER: WRI CHARLESTON COMMONS, LLC** - For possible action on a request for a Review of Condition of an approved Special Use Permit (SUP-49152) TO REMOVE CONDITION #7 WHICH STATES, "ALL BEER AND WINE COOLERS SHALL REMAIN IN THE ORIGINAL MANUFACTURER'S CONFIGURATION INTENDED FOR OFF-SALE RESALE" on 10.51 acres at 201 North Nellis Boulevard (APN 140-32-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78042]. Staff recommends DENIAL.
28. **ABEYANCE - RENOTIFICATION - SUP-78250 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ON CALL CASH - OWNER: CHARLESTON MARKETPLACE MALCAI** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,575 SQUARE-FOOT AUTO TITLE LOAN USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A PARCEL ZONED FOR RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 373-FOOT DISTANCE SEPARATION FROM AN EXISTING SIMILAR USE WHERE 1,000 FEET IS REQUIRED, AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 5950 West Charleston Boulevard, Suite #110 (APN 138-36-406-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78221]. Staff recommends DENIAL.
29. **GPA-78218 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a General Plan Amendment to amend portions of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), O (OFFICE) AND SC (SERVICE COMMERCIAL) TO: FBC (FORM-BASED CODE) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. Staff recommends APPROVAL.
30. **ZON-78219 - REZONING RELATED TO GPA-78218 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL), C-D (DESIGNED COMMERCIAL), O (OFFICE), P-R (PROFESSIONAL OFFICE AND PARKING), R-1 (SINGLE FAMILY RESIDENTIAL) AND R-E (RESIDENCE ESTATES) TO: T4-C (T4 CORRIDOR), T5-C (T5 CORRIDOR), T5-MS (T5 MAIN STREET), T3-N (T3 NEIGHBORHOOD) on approximately 40 acres in the Las Vegas Medical District generally located south of Charleston Boulevard, east of Rancho Drive (APNs Multiple), Ward 1 (Knudsen) [PRJ-78477]. Staff recommends APPROVAL.
31. **ZON-78454 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [MXU (MIXED USE) GENERAL PLAN DESIGNATION]] TO: C-1 (LIMITED COMMERCIAL) on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APN 163-01-103-001), Ward 1 (Knudsen) [PRJ-78379]. Staff recommends APPROVAL.
32. **VAR-78455 - VARIANCE RELATED TO ZON-78454 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a request for a Variance TO ALLOW 74 PARKING SPACES WHERE 128 ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation]] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.

33. **VAR-78456 - VARIANCE RELATED TO ZON-78454 AND VAR-78455 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A TRASH RECEPTACLE WHERE 50 FEET IS REQUIRED AND A 21-FOOT RESIDENTIAL ADJACENCY SETBACK FOR A BUILDING WHERE 63 FEET IS REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation]] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.
34. **SDR-78460 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-78454, VAR-78455 AND VAR-78456 - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation]] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379]. Staff recommends DENIAL.
35. **VAR-78431 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC** - For possible action on a request for a Variance TO ALLOW AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH MESH SCREENING AND ONE-FOOT TALL, THREE-STRAND BARBED WIRE WHERE AN EIGHT-FOOT TALL SOLID SCREEN WALL IS REQUIRED FOR OUTDOOR STORAGE SCREENING on 0.67 acres on the east side of Highland Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.
36. **VAR-78491 - VARIANCE RELATED TO VAR-78431 - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC** - For possible action on a request for a Variance TO ALLOW A SEVEN-FOOT TALL CHAINLINK FENCE IN THE FRONT YARD AREA WHERE A MAXIMUM OF FIVE FEET WITH A TWO-FOOT SOLID BASE IS ALLOWED; TO ALLOW AN EXISTING NINE-FOOT TALL PERIMETER WALL AND FENCE WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW CHAINLINK WITH RAZOR AND BARBED WIRE WHERE SUCH MATERIALS ARE PROHIBITED on 0.67 acres on the east side of Highland Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.
37. **SDR-78432 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78431 AND VAR-78491 - PUBLIC HEARING - APPLICANT/OWNER: YERUSHALMI PROPERTIES VI, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED OUTDOOR STORAGE YARD WITH A WAIVER OF APPENDIX F DEVELOPMENT STANDARDS on 0.67 acres on the east side of Highland Drive, approximately 440 feet north of Scotland Lane (APN 162-04-404-004), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78332]. Staff recommends DENIAL.
38. **VAR-78434 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.** - For possible action on a request for a Variance TO ALLOW A NONSTANDARD RIGHT-OF-WAY TERMINUS WHERE A CUL-DE-SAC IS REQUIRED on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL.
39. **VAC-78436 - VACATION RELATED TO VAR-78484 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.** - For possible action on a request for a Petition to Vacate public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357]. Staff recommends DENIAL.
40. **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.

41. **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.
42. **VAR-78468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 2101 SOUTH JONES HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 240 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH IS PROHIBITED on 2.41 acres at 2101 South Jones Boulevard (APN 163-02-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78393]. Staff recommends DENIAL.
43. **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 (Crear) [PRJ-78300]. Staff recommends APPROVAL.
44. **SUP-78362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESSICA HAIR AND MAKEUP STUDIO - OWNER: HARSCH INVESTMENT PROPERTIES-NEVADA II, LLC** - For possible action on a request for a Special Use Permit FOR A 1,475 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND A 100-FOOT DISTANCE SEPARATION FROM RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 3100 East Charleston Boulevard, Suite #119 (APN 139-36-813-001), M (Industrial) Zone, Ward 3 (Diaz) [PRJ-78361]. Staff recommends DENIAL.
45. **SDR-78441 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: SPRING LT APT 1, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER TO ALLOW 10 PARKING SPACES WHERE 28 ARE REQUIRED on 0.34 acres at 405 South 10th Street (APN 139-34-712-124), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78340]. Staff recommends DENIAL.
46. **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.

DIRECTOR'S BUSINESS:

47. **TXT- 78519 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend the Conditional Use Regulations and Minimum Special Use Permit Requirements for the Secondhand Dealer use in LVMC Title 19.12 Permissible Uses, and to provide for other related matters. Staff has NO RECOMMENDATION.
48. **TXT-78553 - 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:

49. 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 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 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 7TH day of APRIL, 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 14TH day of
APRIL, 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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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 7TH day of APRIL, 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 14TH day of
APRIL, 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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