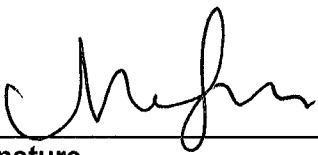


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the **3RD** day of **AUGUST**, **2021**, 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 **10TH** day
of **AUGUST**, **2021**, at **6:00PM**, in Las Vegas, Nevada, on Public
Bulletin Boards at the following locations:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
and
City Hall, 495 South Main Street, 1st Floor



Signature

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



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

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011

City of Las Vegas Internet Address: www.lasvegasnevada.gov

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 702-229-6301 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

August 10, 2021
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. Please note customers of 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 after 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, 495 South Main Street, 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 July 13, 2021.
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. **21-0350 - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on the following Land Use Entitlement project requests on 7.87 acres at 1463 Marion Drive (APN 140-29-101-018), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 7a. **21-0350-EOT1 - EXTENSION OF TIME - VARIANCE** - FIRST EXTENSION OF TIME FOR AN APPROVED VARIANCE (VAR-76685) TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS
 - 7b. **21-0350-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW** - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76886) FOR A PROPOSED 93,490 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED
8. **21-0382-TMP1 - TENTATIVE MAP - AXEL AT SUNSTONE - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request FOR A 328-LOT SINGLE-FAMILY ATTACHED SUBDIVISION on 32.05 acres on the south side of Trailblazer Falls Street, approximately 325 feet southwest of Ohare Road (APN 125-06-810-002), T-D (Traditional Development) Zone [MLA (Residential Medium Low Attached) Sunstone Special Land Use Designation]], Ward 6 (Fiore). 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 with a Staff recommendation of approval. 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.

9. **21-0281-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: HCM DELAWARE, LLC** - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 9705 West Charleston Boulevard (APN 163-06-115-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
10. **21-0339 - PUBLIC HEARING - APPLICANT: GREYSTAR DEVELOPMENT WERST, LLC - OWNER: MS NORTHWEST LAND COMPANY, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 8.13 acres at the northwest corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-005; and 125-20-602-006 and 011), T-C (Town Center) Zone [MC-TC (Montecito – Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 10a. **21-0339-SUP1 - SPECIAL USE PERMIT - FOR A HIGH DENSITY (25+ DU/AC) SINGLE USE WITHIN TOWN CENTER**
 - 10b. **21-0339-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 257-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS**
11. **21-0342-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GARDEN GRILL, LLC - OWNER: GATEWAY PLAZA 31, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,300 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH 200 SQUARE FEET OF OUTDOOR SEATING AREA at 7550 West Lake Mead Boulevard, Suite #8 (APN 138-22-211-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
12. **21-0362-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROKEN YOLK CAFÉ - OWNER: GOOD HOOD, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 4,659 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,326 SQUARE FEET OF OUTDOOR SEATING AREA on 1.16 acres at 201 South Las Vegas Boulevard, Suite #100 (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
13. **21-0363-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: IGNACIO ALDECUA AND MARTHA E. HERNANDEZ** - For possible action on a Land Use Entitlement project request FOR AN EXISTING ACCESSORY STRUCTURE (CLASS I) [CASITA] USE WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 0.19 acres at 1725 East Carson Avenue (APN 139-35-413-058), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
14. **21-0372-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: TOLL BROTHERS - OWNER: ARROYO CAP II-2, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 20-foot wide public sewer easement generally located south of Iron Mountain Road, east of Shaumber Road (APN 126-12-511-001), T-D (Traditional Development) Zone [ML Residential Medium-Low] Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
15. **21-0375-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CALIFORNIA FISH GRILL - OWNER: CENTENNIAL 215 PLAZA, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,662 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 634 SQUARE-FOOT OUTDOOR SEATING AREA at 6440 Centennial Center Boulevard, Suite #150 (APN 125-28-511-001), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

16. **21-0377-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 2750 FREMONT, LLC ET AL** - For possible action on a Land Use Entitlement project request for a Major Amendment to an approved Site Development Plan Review (SDR-74657) FOR PROPOSED MODIFICATIONS TO THE FLOOR PLAN OF THE APPROVED 28,000 SQUARE-FOOT OFFICE BUILDING, PARKING LOT RECONFIGURATION AND TO ALLOW A WAIVER OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS on a 8.06 acre portion of 25.56 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-212-005, -008 and -009), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
17. **21-0378 - PUBLIC HEARING - APPLICANT/OWNER: 1228 MAIN STREET PARTNERS, LLC** - For possible action on the following Land Use Entitlement project requests on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/ Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 17a. **21-0378-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED 5,000 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 248 SQUARE FEET OF OUTDOOR SEATING AREA
 - 17b. **21-0378-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - TO ALLOW A 1,500 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 3,500 SQUARE-FOOT COMMERCIAL BUILDING
18. **21-0380-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of a right-of-way (median island nose), generally located on Sky Vista Drive at the intersection of Sandstone Rise Drive, Ward 2 (Seaman). Staff recommends APPROVAL.
19. **21-0395-MOD1 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request TO MODIFY THE PARKING REQUIREMENTS FOR THE TRILOGY SUNSTONE R-TH STANDARDS on 46.71 acres at the northeast corner of Log Cabin Way and the Sky Pointe Drive alignment (APNs Multiple), T-D (Traditional Development) Zone [AQ (Residential Age Qualified) Sunstone Trilogy Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

20. **ABEYANCE - 21-0320 - PUBLIC HEARING - APPLICANT/OWNER: RAMBO ANN, LLC** - For possible action on the following Land Use Entitlement project requests on 0.82 acres at 5620 North Rainbow Boulevard (APN 125-26-410-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 20a. **ABEYANCE - 21-0320-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED 2,985 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE
 - 20b. **ABEYANCE - 21-0320-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 2,985 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY WITH WAIVERS OF TITLE 19 LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED
21. **ABEYANCE - 21-0330 - PUBLIC HEARING - APPLICANT: METRO COMMERCIAL REALTY CORPORATION - OWNER: 4700 RANCHO, LLC** - For possible action on the following Land Use Entitlement project requests on 2.56 acres on the east side of Rancho Drive, approximately 375 feet south of Lone Mountain Road (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
 - 21a. **ABEYANCE - 21-0330-SUP1 - SPECIAL USE PERMIT** - FOR A MINI-STORAGE FACILITY USE

- 21b. **ABEYANCE - 21-0330-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 45-FOOT TALL, 140,602 SQUARE-FOOT, 1,036-UNIT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING PLACEMENT AND ARCHITECTURAL DESIGN STANDARDS**
- 22. **ABEYANCE - 21-0334-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: SHEA HOMES, LP - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request TO ALLOW MULTIPLE ADDRESSES FOR A PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE ONE PRIMARY ADDRESS IS ALLOWED on a portion of 166.8 acres at the southwest corner of Kyle Canyon Road and Sky Pointe Drive (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
- 23. **ABEYANCE - 21-0341 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on the following Land Use Entitlement project requests on 4.42 acres on the west side of Interstate 15 between Owens Avenue and Jefferson Avenue (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 23a. **ABEYANCE - 21-0341-GPA1 - GENERAL PLAN AMENDMENT - FROM: ROW (RIGHT-OF-WAY) TO: FBC (FORM-BASED CODE)**
 - 23b. **ABEYANCE - 21-0341-ZON1 - REZONING - FROM: UNDESIGNATED TO: T4-M (T4 MAKER)**
- 24. **21-0151-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PEDRO GONZALEZ** - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.23 acres at 6101 Blossom Knoll Avenue (APN 138-14-511-051), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
- 25. **21-0161 - PUBLIC HEARING - APPLICANT/OWNER: ASD GROUP, LLC** - For possible action on the following Land Use Entitlement project requests on 0.71 acres at the southwest corner of Owens Avenue and Henry Drive (APN 140-30-501-001), R-E (Residence Estates), Ward 3 (Diaz). Staff recommends APPROVAL on 21-0161-ZON1. Staff recommends DENIAL on 21-0161-VAR1, 21-0161-VAR2 and 21-0161-SDR1.
 - 25a. **21-0161-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL)**
 - 25b. **21-0161-VAR1 - VARIANCE - TO ALLOW 23 PARKING SPACES WHERE 31 ARE REQUIRED**
 - 25c. **21-0161-VAR2 - VARIANCE - TO ALLOW A SEVEN-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED, A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND SIX FEET IN BETWEEN BUILDINGS WHERE 10 FEET IS REQUIRED**
 - 25d. **21-0161-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 16-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**
- 26. **21-0251 - PUBLIC HEARING - APPLICANT: LLURIDIA RAYGOZA - OWNER: CELIO GONZALEZ** - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 4851 Irene Avenue (APN 140-29-810-010), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.

- 26a. **21-0251-VAR1 - VARIANCE** - TO ALLOW A ONE-FOOT SIDE AND REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]
- 26b. **21-0251-SUP1 - SPECIAL USE PERMIT** - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW TEN HORSES
27. **21-0252 - PUBLIC HEARING - APPLICANT/OWNER: MARIA G. PEREZ DETORRES** - For possible action on the following Land Use Entitlement project requests on 0.53 acres at 4830 Irene Avenue (APN 140-29-810-028), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. **21-0252-VAR1 - VARIANCE** - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHED] AND A THREE-FOOT REAR YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]
- 27b. **21-0252-SUP1 - SPECIAL USE PERMIT** - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE COWS, FIVE HORSES, AND SEVEN GOATS
28. **21-0253-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LLOYD STEVENS** - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING WHERE SUCH IS NOT ALLOWED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.52 acres at 4887 Harris Avenue (APN 140-29-810-056), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
29. **21-0254-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MONICA TRILLO** - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW SIX HORSES at 4795 Harris Avenue (APN 140-29-810-002), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
30. **21-0262-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MARIA DE JESUS DIAZ** - For possible action on a Land Use Entitlement project request FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES AND FOUR GOATS at 4795 Nettle Avenue (APN 140-29-810-004), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
31. **21-0275 - PUBLIC HEARING - APPLICANT/OWNER: ELSA M. SEVILLA** - For possible action on the following Land Use Entitlement project requests on 0.51 acres at 4905 Irene Avenue (APN 140-29-810-013), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 31a. **21-0275-VAR1 - VARIANCE** - TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [STABLE]
- 31b. **21-0275-SUP1 - SPECIAL USE PERMIT** - FOR AN EXISTING ANIMAL KEEPING AND HUSBANDRY USE TO ALLOW FIVE HORSES
32. **21-0276-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELIAS ESCOBAR** - For possible action on a Land Use Entitlement project request TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.51 acres at 4941 Irene Avenue (APN 140-29-810-015), R-E (Residence Estates) Zone, Ward 3 (Diaz). Staff recommends DENIAL.

33. **21-0318 - PUBLIC HEARING - APPLICANT/OWNER: SUMMERLIN WEST COMMUNITY ASSOCIATION -** For possible action on the following Land Use Entitlement project requests on 1.91 acres at 2705 Free Formed Court (APN 137-14-612-025), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 33a. **21-0318-SCD1 - MAJOR DEVIATION - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 90 FEET IS REQUIRED FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION FACILITY USE FOR A TOTAL OF 60 FEET IN HEIGHT**
- 33b. **21-0318-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-74612) FOR THE PROPOSED ADDITION OF 10 FEET TO AN EXISTING 50-FOOT TALL WIRELESS COMMUNICATION TOWER USE FOR A TOTAL OF 60 FEET IN HEIGHT**
34. **21-0344-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 999 INVESTMENTS, LLC -** For possible action on a Land Use Entitlement project request TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 24 SPACES ARE REQUIRED FOR THE EXPANSION OF AN EXISTING GENERAL PERSONAL SERVICE [BEAUTY SALON] USE on 0.22 acres at 4107 West Sahara Avenue (APN 162-07-511-006), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
35. **21-0348 - PUBLIC HEARING - APPLICANT: RAM-CORE - OWNER: HOLLY & SIMMONS, LLC -** For possible action on the following Land Use Entitlement project requests on 6.58 acres at the southeast corner of Holly Avenue and Simmons Street (APN 139-20-817-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 35a. **21-0348-VAR1 - VARIANCE - TO ALLOW A 12-FOOT FRONT YARD AND 10-FOOT SIDE YARD SETBACK WHERE 50 FEET IS REQUIRED WHEN ADJACENT TO A RESIDENTIAL ZONING DISTRICT; TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 60 FEET IS REQUIRED AND TO ALLOW A EIGHT-FOOT TALL FRONT YARD WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED**
- 35b. **21-0348-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH A WAIVER TO ALLOW THE STORAGE OF RECREATIONAL VEHICLES AND BOATS WITHIN REQUIRED SETBACKS OR BUFFER AREAS**
- 35c. **21-0348-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE DEVELOPMENT WITH A 1,343 SQUARE-FOOT OFFICE BUILDING WITH A WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED**
36. **21-0364-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES -** For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC FREESTANDING SIGN TO AN LED MESSAGE BOARD on 19.65 acres at 3900 West Washington Avenue (APN 139-30-601-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.
37. **21-0368-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LOZA FAMILY REVOCABLE LIVING TRUST -** For possible action on a Land Use Entitlement project request TO ALLOW NO OFFSITE IMPROVEMENTS ALONG TENAYA WAY FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.63 acres at 7189 West Rome Boulevard (APN 125-22-801-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL.

38. **21-0371-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIO A. CABRERA-MARTINEZ -** For possible action on a Land Use Entitlement project request TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.17 acres at 4704 Alpine Place (APN 139-31-410-116), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
39. **21-0374 - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC -** For possible action on the following Land Use Entitlement project requests on 12.67 acres at the northwest corner of Drake Drive and Oso Blanca Road (APNs 125-07-110-002 and 125-07-501-006), T-D (Traditional Development) Zone [MLA (Residential Medium Low-Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0374-MOD1. Staff recommends DENIAL on 21-0374-VAR1, 21-0374-VAR2 and 21-0374-SDR1.
- 39a. **21-0374-MOD1 - MAJOR MODIFICATION - TO AMEND THE SKYE CANYON DEVELOPMENT AGREEMENT'S EXHIBITS "F" AND "M" TO ELIMINATE THE MEDIUM LOW-ATTACHED (MLA) SPECIAL LAND USE DESIGNATION AVERAGE DENSITY REQUIREMENT**
- 39b. **21-0374-VAR1 - VARIANCE - TO ALLOW TWO WALL SIGNS WHICH ARE 65 SQUARE FEET WHERE 50 SQUARE FEET IS THE MAXIMUM AREA ALLOWED; TO ALLOW TWO WALL SIGNS THAT DO NOT FACE A STREET FRONTAGE WHERE ONE SIGN FACING THE STREET FRONTAGE IS ALLOWED AND TO ALLOW THREE 11-FOOT TALL, 188 SQUARE-FOOT MONUMENT SIGNS WHERE EIGHT FEET AND 60 SQUARE FEET ARE THE MAXIMUM ALLOWED**
- 39c. **21-0374-VAR2 - VARIANCE - TO ALLOW 486 PARKING SPACES WHERE 542 SPACES ARE REQUIRED**
- 39d. **21-0374-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A THREE-STORY, 315-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS**
40. **21-0383-SCD1 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: DANIELLE PAFUMI -** For possible action on a Land Use Entitlement project request TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED 230 SQUARE-FOOT ACCESSORY STRUCTURE [STORAGE ROOM] on 0.11 acres at 1008 Puerta Del Sol Drive (APN 137-35-416-077), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin West Special Land Use Designation]], Ward 2 (Seaman). Staff recommends DENIAL.
41. **21-0387 - PUBLIC HEARING - APPLICANT/OWNER: W OWENS AVE TRUST -** For possible action on the following Land Use Entitlement project requests on 1.26 acres at 600 West Owens Avenue (APN 139-22-402-008), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 41a. **21-0387-SUP1 - SPECIAL USE PERMIT - FOR A MORTUARY OR FUNERAL CHAPEL USE**
- 41b. **21-0387-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SINGLE-STORY, 13,144 SQUARE-FOOT MORTUARY WITH WAIVERS OF PERIMETER LANDSCAPE REQUIREMENTS**
42. **21-0393-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES -** For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 7.65 acres at 1735 D Street (APN 139-22-302-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends DENIAL.

43. **21-0394-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR THE CONVERSION OF A STATIC WALL SIGN TO AN ELECTRONIC LED MESSAGE BOARD on 9.48 acres at 550 North Honolulu Street (APN 140-31-102-003), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
44. **21-0410-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WORLD CRAWL BAR - OWNER: F A E C HOLDINGS WIRRULLA, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,838 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE on 2.50 acres at 450 Fremont Street, Suite #251 (APNs 139-34-513-000, 002 and 003) C-2 (General Commercial) Zone, Ward 5 (Cear). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

45. **21-0369-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: BRASS MONKEY, LLC** - For possible action on a Land Use Entitlement project request to designate the Huntridge Theater as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (21-0312-HPC1) on 2.62 acres at 1208 East Charleston Boulevard (APN 162-02-110-016) C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

46. 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.

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

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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor

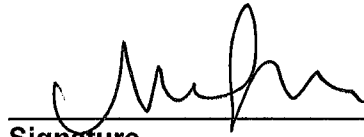
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3RD day of AUGUST, 2021, 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 10TH day of
AUGUST, 2021, 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 06.10.2021

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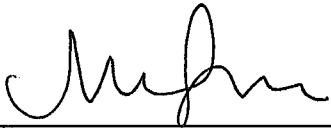
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the **3RD** day of **AUGUST**, **2021**, 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 **10TH** day of
AUGUST, **2021**, 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
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