

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 4TH day of AUGUST, 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 11th day
of AUGUST, 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 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 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.

August 11, 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 July 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. **78842 - APPLICANT/OWNER: SIENA XII HOLDING LIMITED PARTNERSHIP** - For possible action on the following Land Use Entitlement project requests on 0.80 acres at the northeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-201-003), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 7a. **78842-EOT1** - First Extension of Time of an approved Variance (VAR-73322) TO ALLOW A 132 SQUARE-FOOT WALL SIGN ON THE NORTH, SOUTH AND EAST BUILDING FACADES; AND A 112 SQUARE-FOOT WALL SIGN ON THE WEST BUILDING FACADE WHERE 50 SQUARE FEET IS THE MAXIMUM SIGN AREA ALLOWED ON EACH BUILDING FACADE. Staff recommends APPROVAL.

- 7b. **78842-EOT2** - First Extension of Time of an approved Site Development Plan Review (SDR-73323) FOR A PROPOSED SIX-STORY, 77-FOOT TALL, 143,877 SQUARE-FOOT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH 117 RESIDENTIAL UNITS. Staff recommends APPROVAL.
8. **20-0032 - APPLICANT/OWNER: DURANGO I-95, LLC** - For possible action on the following Land Use Entitlement project requests on 4.81 acres at 7737 North El Capitan Way (125-17-214-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 8a. **20-0032-EOT1** - Second Extension of Time of an approved Special Use Permit (SUP-64857) FOR A MINI-STORAGE FACILITY USE. Staff recommends APPROVAL.
- 8b. **20-0032-EOT2** - Second Extension of Time of an approved Site Development Plan Review (SDR-64859) FOR A PROPOSED 75,000 SQUARE-FOOT MINI-STORAGE FACILITY. Staff recommends APPROVAL.
9. **20-0012-TMP1 - TENTATIVE MAP - CRESTED CANYON - APPLICANT: TAYLOR MORRISON HOMES - OWNER: THE HOWARD HUGHES CORPORATION** - For possible action on a request for a Tentative Map FOR A PROPOSED 126-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 17.39 acres located on the southwest corner of Lake Mead Boulevard and Desert Foothills Drive (APN 137-14-410-010), Ward 2 (Seaman). 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. **ABEYANCE - GPA-78785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC** - For possible action on a request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) TO: SC (SERVICE COMMERCIAL) on 4.90 acres on the north side of Alta Drive, approximately 760 feet east of Hualapai Way (APNs 138-31-210-004 and 009), Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.
11. **ABEYANCE - ZON-78786 - REZONING RELATED TO GPA-78785 - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC** - For possible action on a request for a Rezoning FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.90 acres on the north side of Alta Drive, approximately 760 feet east of Hualapai Way (APNs 138-31-210-004 and 009), Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.
12. **20-0027-SDR1 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-78785 AND ZON-78786 - PUBLIC HEARING - APPLICANT/OWNER: PANTHER HUALAPAI CORNER, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 71,400 SQUARE-FOOT MEDICAL OFFICE BUILDING AND NON-AMBULATORY SURGERY CENTER on 4.66 acres on the north side of Alta Drive, approximately 372 feet east of Hualapai Way (APNs 138-31-216-001, 138-31-210-004, 009 and 010), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 2 (Seaman) [PRJ-78783]. Staff recommends APPROVAL.
13. **ABEYANCE - RENOTIFICATION - SUP-78805 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT (TAVERN) USE, A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.

14. **ABEYANCE - RENOTIFICATION - SUP-78806 - SPECIAL USE PERMIT RELATED TO SUP-78805 - PUBLIC HEARING - APPLICANT: DICK'S LAST RESORT - OWNER: FAEC HOLDINGS WIRRULLA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,212 SQUARE-FOOT NIGHT CLUB USE WITH WAIVERS TO ALLOW A 1,220-FOOT DISTANCE SEPARATION FROM A CHURCH AND A 1,340-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 1,500 FEET IS REQUIRED at 450 Fremont Street, Suite #140 (APN 139-34-513-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78795]. Staff recommends APPROVAL.
15. **78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 15a. **78759-VAR1** - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.
 - 15b. **78759-SDR1** - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.
16. **20-0018-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 1701 CHARLESTON, LLC** - For possible action on a request for a Variance TO ALLOW A ONE-FOOT SETBACK WHERE FIVE FEET IS REQUIRED, TO ALLOW A 283 SQUARE-FOOT SIGN AREA WHERE 75 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 16-FOOT TALL SIGN WHERE 10 FEET IS THE MAXIMUM ALLOWED FOR A PROPOSED MONUMENT SIGN on 2.44 acres at 1701 West Charleston Boulevard (APN 162-04-510-001), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
17. **20-0014-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER - GTIS-SLC SYMPHONY PARK PROPERTY OWNER, LLC** - For possible action on a request for a Waiver of the SYMPHONY PARK DISTRICT DESIGN STANDARDS on 5.25 acres at the northwest corner of Symphony Park Avenue and City Parkway (APN 139-34-110-009), PD (Planned Development) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
18. **20-0010-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: T-MOBILE - OWNER: EDWARD A. AND VICKI M. RAUSCHER LIVING TRUST** - For possible action on a request for a Special Use Permit FOR THE CONVERSION OF AN EXISTING 60-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN [SLIMLINE] TO A NON-STEALTH DESIGN at 7451 West Lake Mead Boulevard (APN 138-22-316-013), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
19. **20-0019-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ENIVISION AUTOMOTIVE GROUP, LLC - OWNER: 1999, LLC** - For possible action on a request for a A Special Use Permit FOR A MOTOR VEHICLE SALES (USED) USE at 2135 South Decatur Boulevard (APN 163-01-708-005), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
20. **20-0020-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASITA UNO, LLC - OWNER: NOPROBLEMA, LLC** - For possible action on a request for a Special Use Permit FOR A 1,852 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 200 SQUARE-FOOT OUTDOOR PATIO at 807 South Main Street (APN 139-34-310-008), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
21. **20-0021-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BROS BREAKFAST AND LUNCH - OWNER: GOLDEN STAR GROUP, LTD** - For possible action on a request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE at 4335 North Rancho Drive, Suite #110 (APN 138-02-712-011), C-2 (General Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

22. **78752-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JOSE RONDIN - OWNER: B2, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED AUTO PARTS (NEW & REBUILT) USE at 3810 West Sahara Avenue (APN 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
23. **78832-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Master Sign Plan FOR AN EXISTING PUBLIC PRIMARY SCHOOL on 9.68 acres at 5701 Stacey Avenue (APN 138-24-202-001), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

24. **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.
25. **ABEYANCE - RENOTIFICATION - VAR-78823 - VARIANCE - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC** - For possible action on a request for a Variance TO ALLOW 17 PARKING SPACES WHERE 58 PARKING SPACES ARE REQUIRED on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.
26. **ABEYANCE - SUP-78821 - SPECIAL USE PERMIT RELATED TO VAR-78823 - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 10,313 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.
27. **ABEYANCE - SDR-78822 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78823 AND SUP-78821 - PUBLIC HEARING - APPLICANT: SIDHORN BROTHERS COMPANY, LLC - OWNER: AZURE DEVELOPMENT, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 10,313 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.43 acres on the southside of Azure Drive approximately 459 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78737]. Staff recommends DENIAL.
28. **20-0024 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on the following Land Use Entitlement project requests for a Variance (20-0024-VAR1 through VAR5) on each of five single family residential lots TO ALLOW A PROPOSED FIVE-FOOT TALL SOLID WALL WITH THREE FEET OF WROUGHT IRON ABOVE WHERE TWO FEET SOLID AND FIVE FEET TOTAL HEIGHT IS ALLOWED, A NINE-FOOT TALL WROUGHT IRON GATE WHERE FIVE FEET IS ALLOWED AND 50-FOOT SPACING BETWEEN PILASTERS WHERE 24 FEET IS ALLOWED at 4281, 4261, 4241, 4221 and 4201 North Grand Canyon Drive (APNs 138-06-313-001 through 005), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 28a. **20-0024-VAR1** - at 4281 North Grand Canyon Drive. Staff recommends DENIAL.
- 28b. **20-0024-VAR2** - at 4261 North Grand Canyon Drive. Staff recommends DENIAL.
- 28c. **20-0024-VAR3** - at 4241 North Grand Canyon Drive. Staff recommends DENIAL.

- 28d. **20-0024-VAR4** - at 4221 North Grand Canyon Drive. Staff recommends DENIAL.
- 28e. **20-0024-VAR5** - at 4201 North Grand Canyon Drive. Staff recommends DENIAL.
29. **20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC** - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 29a. **20-0004-VAR1** - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.
- 29b. **20-0004-SNC1** - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.
30. **20-0028 - PUBLIC HEARING - APPLICANT/OWNER: LA RHESA PROPERTIES #1, LP** - For possible action on the following Land Use Entitlement project requests on 0.92 acres at 2600 Lake Sahara Drive (APN 163-08-502-003), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
- 30a. **20-0028-VAR1** - TO ALLOW A 10-FOOT TALL CHAIN LINK FENCE WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED AND CHAIN LINK IS A PROHIBITED MATERIAL. Staff recommends APPROVAL.
- 30b. **20-0028-SUP1** - FOR A PUBLIC OR PRIVATE SCHOOL, SECONDARY. Staff recommends APPROVAL.
- 30c. **20-0028-SUP2** - FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 25 PARKING SPACES WHERE 54 ARE REQUIRED. Staff recommends APPROVAL.
31. **20-0017-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLESTON RANCHO, LLC** - For possible action on a request for a Variance TO ALLOW AN 11-FOOT PERIMETER WALL HEIGHT WHERE EIGHT FEET IS THE MAXIMUM ALLOWED at 2324 West Charleston Boulevard (APN 139-32-802-032), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
32. **20-0007-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BEYOND THE BARRIER NAILS AND SPA - OWNER: LMD, LLC** - For possible action on a request for a Special Use Permit FOR A 1,600 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIALLY ZONED PROPERTY WHERE 400 FEET IS REQUIRED at 1959 North Decatur Boulevard (APN 138-24-703-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL.
33. **20-0029-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INTEGRAL ASSOCIATES, LLC - OWNER: FRIENDLY BEAR PLAZA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,200 SQUARE-FOOT MARIJUANA DISPENSARY USE at 871 North Nellis Boulevard, Suite #9 (APN 140-29-716-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
34. **78834-SUP - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LADWANA RETIC - OWNER: ANER JESUS IGLESIAS** - For possible action on a request for a Special Use Permit FOR A PROPOSED 4,641 SQUARE-FOOT COMMUNITY RESIDENCE USE at 2800 Palomino Lane (APN 139-32-306-023), R-A (Ranch Acres) Zone, Ward 1 (Knudsen) [PRJ-78763]. Staff recommends DENIAL.

DIRECTOR'S BUSINESS:

35. **20-0005-TXT1 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS -**
For possible action to amend LVMC Title 19.09 Form-Based Code to update and adopt new standards that apply to the Downtown Las Vegas Overlay District within the Vision 2045 Downtown Las Vegas Masterplan, and to provide for other related matters. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

36. 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.

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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 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 4th day of AUGUST, 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 11th day of
AUGUST, 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

Mr. Pawlik
808 Park Paseo
Las Vegas, Nevada 89104

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

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

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

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

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

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

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

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

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

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

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

Mr. Alberto Jauregui
Nevada Land
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Mr. Jeff Jacquart
McCarran International Airport
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Las Vegas, Nevada 89111

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

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

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

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

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

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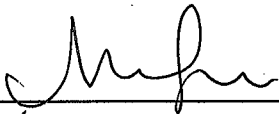
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CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares _____, an employee of the City of Las Vegas, Nevada,
says that on the 4th day of AUGUST, 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 11th day of
AUGUST, 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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