

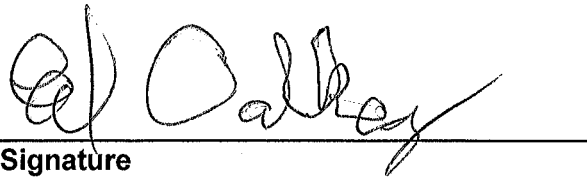
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

ED OAKLEY, an employee of the City of Las Vegas, Nevada,
says that on the 20th day of AUGUST, 2019, 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 27th
day of AUGUST, 2019, at 6:00PM, in Las Vegas, Nevada, on

Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 1st Floor
2. Clark County Government Center, 500 South Grand Central Parkway
3. Grant Sawyer Building, 555 East Washington Avenue
4. Development Services Center, 333 North Rancho Drive, 1st Floor


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 Sam Cherry, Chair
Commissioner Louis De Salvio, Vice Chair
Commissioner Trinity Haven Schlottman
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

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 27, 2019
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 23, 2019.
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-76915 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a first Extension of Time of an approved Variance (VAR-67949) TO ALLOW SIX PARKING SPACES WHERE 11 SPACES ARE REQUIRED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
8. **EOT-76938 - EXTENSION OF TIME RELATED TO EOT-76915 - VARIANCE - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a first Extension of Time of an approved Variance (VAR-69804) TO ALLOW THE BACKING OF A MOTOR VEHICLE ONTO A PUBLIC STREET FROM A PARKING AREA WHERE SUCH IS NOT ALLOWED on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
9. **EOT-76937 - EXTENSION OF TIME RELATED TO EOT-76915 AND EOT-76938 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SAMARITAN HOUSE, INC.** - For possible action on a request for a first Extension of Time of an approved Site Development Plan Review (SDR-67950) FOR A PROPOSED 3,060 SQUARE-FOOT BUILDING on 0.19 acres at the northeast corner of Adams Avenue and 4th Street (APN 139-27-603-014), C-V (Civic) Zone, Ward 5 (Crear). 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. **SUP-76974 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL DORADO TIVOLI 55, LLC - OWNER: GREAT WASH PARK, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,266 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE INCLUDING 447 SQUARE FEET OF OUTDOOR SEATING WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 430 South Rampart Boulevard, Suite #110 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman) [PRJ-76899]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

11. **ABEYANCE - GPA-75954 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
12. **ABEYANCE - ZON-75955 - REZONING RELATED TO GPA-75954 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LT RE, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), Ward 4 (Anthony) [PRJ-75934]. Staff recommends APPROVAL.
13. **ABEYANCE - VAR-76696 - VARIANCE RELATED TO GPA-75954 AND ZON-75955 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Variance TO ALLOW 36 PARKING SPACES WHERE 65 ARE REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.
14. **ABEYANCE - VAR-76697 - VARIANCE RELATED TO GPA-75954, ZON-75955 AND VAR-76696 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Variance TO ALLOW A 10-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 75 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.
15. **ABEYANCE - SDR-76698 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-75954, ZON-75955, VAR-76696 AND VAR-76697 - PUBLIC HEARING - APPLICANT/OWNER: GOLD LTRE, LLC #6** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 7,632 SQUARE-FOOT GENERAL RETAIL BUILDING AND A 1,400 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH LANE WITH WAIVERS TO ALLOW THE BUILDING NOT TO BE ORIENTED TO THE STREET FRONTAGE WHERE SUCH IS REQUIRED; A FIVE-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND A 10-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.06 acres at 5445 North Rainbow Boulevard (APN 125-35-101-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Anthony) [PRJ-75934]. Staff recommends DENIAL.

16. **ABEYANCE - GPA-76723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on a request for a General Plan Amendment FROM: RNP (RURAL NEIGHBORHOOD PRESERVATION) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.
17. **ABEYANCE - ZON-76724 - REZONING RELATED TO GPA-76723 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] GENERAL PLAN DESIGNATION TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 22.46 acres generally located on the south side of Helena Avenue, approximately 620 feet east of Jensen Street (APNs 138-06-801-010 and a portion of 138-06-301-013), Ward 4 (Anthony) [PRJ-76649]. Staff recommends DENIAL.
18. **ZON-76993 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 9.19 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.
19. **SUP-76994 - SPECIAL USE PERMIT RELATED TO ZON-76993 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL** - For possible action on a request for a Special Use Permit FOR HIGH DENSITY (25+ DWELLING UNITS PER ACRE) - SINGLE USE on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.
20. **SDR-76995 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-76993 AND SUP-76994 - PUBLIC HEARING - APPLICANT/OWNER: EL CAPITAN PARTNERSHIP, ET AL** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FOUR STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER URBAN ZONE DEVELOPMENT STANDARDS on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906]. Staff recommends APPROVAL.
21. **VAR-76991 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC** - For possible action on a request for a Variance TO ALLOW THREE PARKING SPACES WHERE 17 ARE REQUIRED on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.
22. **SDR-76992 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-76991 - PUBLIC HEARING - APPLICANT/OWNER: SQUARE TRADE HOLDINGS, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.19 acres at 1821 Santa Paula Drive (APN 162-03-313-010), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-76966]. Staff recommends DENIAL.
23. **VAR-76984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7012 Arabian Ridge Street (APN 125-22-511-048), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76540]. Staff recommends DENIAL.
24. **VAR-76985 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC** - For possible action on a request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED at 7024 Falabella Ridge Avenue (APN 125-22-511-025), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore) [PRJ-76910]. Staff recommends DENIAL.

25. **VAR-77083 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SETH T. FLOYD** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING; AND A FIVE-FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED WITH A ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.54 acres at 1760 Belcastro Street (APN 163-03-605-005), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-77082]. Staff recommends DENIAL.
26. **SUP-76975 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC** - For possible action on a request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES LOT USE at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.
27. **SDR-76976 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-76975 - PUBLIC HEARING - APPLICANT/OWNER: DECATUR CONCORD, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT DEVELOPMENT on 0.44 acres at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909]. Staff recommends DENIAL.
28. **SUP-77155 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RG HIGHLAND ENTERPRISES, INC. - OWNER: 1916 HIGHLAND PROPERTIES, LTD.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 17,754 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 3020 and 3030 South Valley View Boulevard (APN 162-08-302-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-77140]. Staff recommends APPROVAL.
29. **SDR-77057 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: HELLFIRE MEDIA, LLC** - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76062) TO AMEND A PREVIOUSLY APPROVED WAIVER TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET WAS APPROVED on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Diaz) [PRJ-77039]. Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

30. 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:

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Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

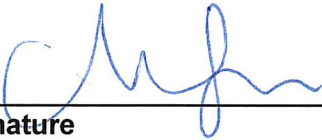
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 20th day of AUGUST, 2019, 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 27th day of
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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

Contact Group Name: Agenda Mailing_updated 08.19.19

Members:

Adrian Viesca
AndyStahl@yahoo.com
Angela Torres
Barney Perkins
Belete E. Diriba
Ben.taylor@jacobs.com
Bill L. Snyder
Bob Genzer (genzerconsulting@cox.net)

Brian Petruzzelli
brian@roicre.com
Bryan Scott
Carolyn Marinello
Cedric Kerns
Chance Bonaventura
chancebona@gmail.com
Chris Morgan
Cissy Green
Connie Chau
Daniel Adamson
Daniel Burdish
David F. Klein
David Riggelman
Dennis Moyer
Detrick Sanford
Edward Lehnardt
Eric Fahs
Gary Reid
Gina Venglass
gowilbur4@gmail.com
Jennifer Davies
Kami Dempsey
Karina Saucedo
Katherine Duncan
Kathleen Ray
Keith Letus
Keith Spencer
Kim Bush
Kimberly Reid
Lois Tarkanian
Lora Kalkman
marlamw@strategies360.com
Mayor's Office, All Staff
Melissa Lindsey
Michele Fiore
michelefiore@me.com
Michelle Thackston
Mr. Ray Mitchell
Patricia Cabrera
Peter Jackson

adrian.viesca@alumni.unlv.edu
AndyStahl@yahoo.com
torresa@rtcshnv.com
BPerkins@LasVegasNevada.GOV
bdiriba@LasVegasNevada.GOV
Ben.taylor@jacobs.com
wsnyder@LasVegasNevada.GOV

genzerconsulting@cox.net
petruzzellib@gmail.com
brian@roicre.com
BScott@LasVegasNevada.GOV
CMarinello@LasVegasNevada.GOV
ckerns@LasVegasNevada.GOV
cbonaventura@LasVegasNevada.GOV
chancebona@gmail.com
CMorgan@LasVegasNevada.GOV
CGreen@LasVegasNevada.GOV
Connie.chau@mail.house.gov
dan@roicre.com
dburdish@LasVegasNevada.GOV
Dklein@LasVegasNevada.GOV
DRiggelman@LasVegasNevada.GOV
dmoyer@LasVegasNevada.GOV
Detrick.sanford@mail.house.gov
edward@roicre.com
ejfahs@gmail.com
greid@LasVegasNevada.GOV
gvenglass@LasVegasNevada.GOV
gowilbur4@gmail.com
jdavies@LasVegasNevada.GOV
kdempsey@strategicsolutionsnv.com
ksaucedo@LasVegasNevada.GOV
w5cclv@gmail.com
KRAYENT2@aol.com
kletus@LasVegasNevada.GOV
Keith.Spencer@cbre.com
kbush@ClarkCountyNV.gov
kreid@LasVegasNevada.GOV
ltarkanian@LasVegasNevada.GOV
lkalkman@LasVegasNevada.GOV
marlamw@strategies360.com

mlindsey@LasVegasNevada.GOV
mfiore@LasVegasNevada.GOV
michelefiore@me.com
mthackston@LasVegasNevada.GOV
rdmitch@cox.net
pcabrera@LasVegasNevada.GOV
pjackson@LasVegasNevada.GOV

Phyllis Coleman (collmangroup1@cox.net)

Planning, All Staff

Rae Heller
Richard Rozier
Rick Schroder
Robert Nolan
Roger Bailey
Roz Holcomb
Seth T. Floyd, Esq.
Sharon Linsenbardt
Stacey Campbell
Stavros Anthony
Steve S. Horlock
Steven Seroka
Sue Seawalt
Tanya Jackson-Renter
texdona@gmail.com
Todd
Tom Kruse
Vanessa Aoun
Zurama Gomez

collmangroup1@cox.net

rheller@LasVegasNevada.GOV
rrozier@LasVegasNevada.GOV
rschroder@LasVegasNevada.GOV
rnolan@LasVegasNevada.GOV
rbailey@LasVegasNevada.GOV
rholcomb@strategicsolutionsnv.com
sfloyd@theurbanlawfirm.com
sgo@lvcoxmail.com
slcampbell@LasVegasNevada.GOV
santhony@LasVegasNevada.GOV
shorlock@LasVegasNevada.GOV
sseroka@LasVegasNevada.GOV
sue.seawalt@clarkcountynv.gov
tjackson@LasVegasNevada.GOV
texdona@gmail.com
Todd@rgglv.com
tkruse@LasVegasNevada.GOV
VAoun@LasVegasNevada.GOV
zgomez@LasVegasNevada.GOV

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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
3505 East Harmon Avenue, Suite. B
Las Vegas, Nevada 89121

Ms. Maggy Ruiz
Latin American Press
PO Box 12599
Las Vegas, Nevada 89112

Mr. Jeff Jacquart
McCarran International Airport
PO Box 11005
Las Vegas, Nevada 89111

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

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

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

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

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

Ms. Lynn Bessent
5076 Auborn Avenue
Las Vegas, Nevada 89108

Mr. Robert Phillips
8704 Monarchy Court
Las Vegas, Nevada 89129

Ms Paula Hutchison
5704 Ano Drive
Las Vegas, Nevada 89131

Mr. Kenneth Williams
130 Palm Lane
Las Vegas Nevada 89101

Mr. Timothy Voltz
325 Santa Fe Street
Las Vegas, Nevada 89145

Ms. Tracy Larkin-Thomason
Nevada Department of Transportation
600 South Grand Central Parkway, Ste. 135
Las Vegas, Nevada 89106

Mr. and Mrs. Brian Gilbert
941 Verdite Avenue
Henderson, Nevada 89011

Ms. Serina Choi
1930 Village Center Circle, #3-219
Las Vegas, Nevada 89134

Mr. Michael Gittings
UFCW 711
1201 North Decatur Boulevard, Suite #116
Las Vegas, Nevada 89108

Ms. Sharon Linsenbardt
7222 West Grand Teton Drive
Las Vegas, Nevada 89131

Ms. Tami Lord
5150 East Yale Circle, Suite #400
Denver, Colorado 80222

Ms. Kathy Seest
P.O. Box 1830
Las Vegas, Nevada 89125

Mr. Marc Abelman
1119 South Main Street
Las Vegas, Nevada 89104

Mr. and Mrs. James Seward
6341 Rassler Avenue
Las Vegas, Nevada 89107

Mr. Brad Greenstein
LVRC Holdings, LLC
3371 North Buffalo Drive
Las Vegas, Nevada 89129

Charleston Neighborhood Preservation
6633 Lowden Street
Las Vegas, Nevada 89107

Mr. Byron Royal III
2000 Ekanger Circle
Las Vegas, Nevada 89106

Ms. Dottie Miller
8213 Mountain Heather Court
Las Vegas, Nevada 89149

John's Loans and Jewelry
Attn: Howard Bock
2230 South Paradise Road
Las Vegas, Nevada 89104

Mr. Bob Coffin
1139 5th Place
Las Vegas, Nevada 89104-1413

Mr. Karl Armstrong
1931 Fair Avenue
Las Vegas, Nevada 89106

Ms. Erna Clark
6501 Burgundy Way
Las Vegas, Nevada 89107

Mr. Richard Geyer
8260 Hilton Head Court
Las Vegas, Nevada 89128

Mr. Stephen Reilly
269 Wilted Jasmine Court
Las Vegas, Nevada 89106-3983

Ms. Jean Zorn
2000 Sunland Ave
Las Vegas, Nevada 89106

Mr. Michael J. McDonald
840 South Rancho Drive , Suite #4-334
Las Vegas, Nevada 89106

Boulder Dam Home Site Addition Association
1909 East Mesquite Avenue
Las Vegas, Nevada 89101

Mr. Steve Sanson
Aggressive Business Consulting
PO Box 28211
Las Vegas, Nevada 89126

Ms. Elizabeth Williams
Regional Transportation Center
600 South Grand Central Parkway
Las Vegas, Nevada 89106

Ms. June Ingram
8220 Silver Sky Drive, Apt. 329
Las Vegas, Nevada 89145

Ms. Maria Zaldivar-Vaught
8232 Fawn Heather Court
Las Vegas, Nevada 89149

Mr. Matt Connolly
328 Troon Drive
Napa, California 94558

Mr. Ryan Arnold
Skancke Companies
2620 Regatta Drive, Suite #102
Las Vegas, Nevada 89128

D. Hanslip
1200 Redwood Street, Suite #39
Las Vegas, Nevada 89146

Ms. Lindsey Madsen
704 South 9th Street
Las Vegas, Nevada 89101