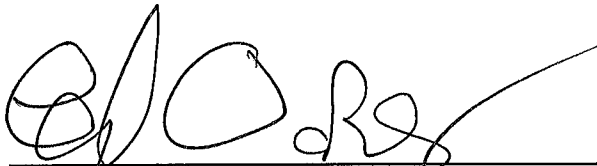


# **CERTIFICATE OF POSTING**

(Posting required under the provisions of NRS Chapter 241)

Ed Oakley, an employee of the City of Las Vegas, Nevada,  
says that on the 4TH day of FEBRUARY, 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 FEBRUARY, 2020, at 6:00PM, in Las Vegas, Nevada, on  
Public Bulletin Boards at the following locations:

1. City Hall Plaza, 495 South Main Street, 19th 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, 19th 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 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](http://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.

**February 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](http://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](http://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 January 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.

### **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.

7. **ABEYANCE - SUP-77904 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC** - For possible action on a request for a Special Use Permit FOR A PUBLIC SCHOOL, SECONDARY USE at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.
8. **ABEYANCE - SDR-77922 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-77904 - PUBLIC HEARING - APPLICANT: NEVADA STATE HIGH SCHOOL - OWNER: TENAYA VILLAGE, LLC** - For possible action on a request for a Site Development Plan Review FOR A 1,409 SQUARE-FOOT PUBLIC SCHOOL, SECONDARY WITHIN AN EXISTING BUILDING on 6.29 acres at 7240 West Azure Drive, Suite #110 (APN 125-27-113-007), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-77779]. Staff recommends APPROVAL.
9. **SUP-78061 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BOULEVARD MEDICAL, LLC - OWNER: G-E 714, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,053 SQUARE-FOOT MARIJUANA CULTIVATION FACILITY USE at 714 South 1st Street (APN 139-34-310-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-78011]. Staff recommends APPROVAL.

10. **SUP-78062 - SPECIAL USE PERMIT RELATED TO SUP-78061 - PUBLIC HEARING - APPLICANT: BOULEVARD MEDICAL, LLC - OWNER: G-E 714, LLC** - For possible action on a request for a Special Use Permit FOR A 2,319 SQUARE-FOOT MARIJUANA PRODUCTION FACILITY at 714 South 1st Street (APN 139-34-310-015), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-78011]. Staff recommends APPROVAL.
11. **SUP-78107 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QC FINANCIAL SERVICES, INC - OWNER: MBSB NV-TX HOLDINGS, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,160 SQUARE-FOOT AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW AN EIGHT-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 1,160 SQUARE-FOOT TENANT SPACE DEDICATED TO THE USE WHERE 1,500 SQUARE-FEET IS REQUIRED AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 3149 North Rancho Drive, Suite D (APN 138-13-511-002), C-2 (General Commercial), Ward 5 (Crear) [PRJ-78045]. Staff recommends APPROVAL.
12. **SUP-78109 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QC FINANCIAL SERVICES, INC - OWNER: RIBAUDO FAMILY TRUST** - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,170 SQUARE-FOOT AUTO TITLE LOAN USE WITHIN AN EXISTING FINANCIAL INSTITUTION, SPECIFIED USE WITH WAIVERS TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL USE WHERE 200 FEET IS REQUIRED, TO ALLOW A 1,170 SQUARE-FOOT TENANT SPACE DEDICATED TO THE USE WHERE 1,500 SQUARE-FEET IS REQUIRED AND TO ALLOW WINDOW SIGNAGE THAT DOES NOT COMPLY WITH TITLE 19.12 STANDARDS at 1942 East Sahara, Suite A (APN 162-02-811-116), C-1 (Limited Commercial), Ward 3 (Diaz) [PRJ-78046]. Staff recommends APPROVAL.
13. **SUP-78080 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: QUICKY'S CONVENIENCE CENTER - OWNER: LKY, INC** - For possible action on a request for a Special Use Permit FOR AN EXISTING 1,365 SQUARE-FOOT CAR WASH, FULL SERVICE OR AUTO DETAILING USE at 4400 North Jones Boulevard (APN 138-01-212-009), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-78057]. Staff recommends APPROVAL.
14. **SUP-78135 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DOWNTOWN SANCHEZ, LLC** - For possible action on a request for a Special Use Permit FOR A 1,235 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 3,880 SQUARE FEET OF OUTDOOR SEATING AREA at 623 South 4th Street (APN 139-34-311-138), C-1 (Limited Commercial) Zone under resolution of intent to C-2 (General Commercial), Ward 3 (Diaz) [PRJ-78123]. Staff recommends APPROVAL.
15. **SUP-78140 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EDUARDO CORDOVA - OWNER: LAS VEGAS ARTS DISTRICT DEVELOPMENT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,587 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH 1,500 SQUARE FEET OF OUTDOOR SEATING at 1017 South 1st Street, Suite #180 (APN 139-33-811-029), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78120]. Staff recommends APPROVAL.
16. **SUP-78144 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GAS STATION LOT, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,450 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 343-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 2051 East Sahara Avenue (APN 162-02-811-209), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78126]. Staff recommends APPROVAL.
17. **SDR-78068 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: VOLUNTEERS OF AMERICA NATIONAL SERVICES - OWNER: LAS VEGAS VOA ELDERLY HOUSING, INC.** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 43-UNIT BUILDING ADDITION TO AN EXISTING 75-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER TO ALLOW A 65-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 69 FEET IS REQUIRED on 4.87 acres at 4445 Diamond Head Drive (APN 140-32-103-002), R-3 (Medium Density Residential), Ward 3 (Diaz) [PRJ-77830]. Staff recommends APPROVAL.

18. **TMP-78069 - TENTATIVE MAP RELATED TO SDR-78068 - DESERT OASIS II - PUBLIC HEARING - APPLICANT: VOLUNTEERS OF AMERICA NATIONAL SERVICES - OWNER: LAS VEGAS VOA ELDERLY HOUSING, INC.** - For possible action on a request for a Tentative Map FOR A PROPOSED TWO-UNIT CONDOMINIUM SUBDIVISION on 4.87 acres at 4445 Diamond Head Drive (APN 140-32-103-002), R-3 (Medium Density Residential), Ward 3 (Diaz) [PRJ-77830]. Staff recommends APPROVAL.
19. **VAC-78128 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: SECTION 12, LLC** - For possible action on a request for a Petition to Vacate Public Drainage Easements and Sewer Easements generally located at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), Ward 6 (Fiore) [PRJ-78078]. Staff recommends APPROVAL.
20. **TMP-78129 - TENTATIVE MAP RELATED TO VAC-78128 - PUBLIC HEARING - SKYE CANYON 2.08 & 2.09 - APPLICANT/OWNER: SECTION 12, LLC** - For possible action on a request for a Tentative Map FOR A 164-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 30.04 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-501-004), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-78078]. Staff recommends APPROVAL.

#### **PUBLIC HEARING ITEMS:**

21. **ABEYANCE - VAR-78088 - VARIANCE - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II** - For possible action on a request for a Variance TO ALLOW A ROOF SIGN, WALL SIGNS AND MARQUEE SIGNS TO COVER 100 PERCENT OF THE BUILDING ELEVATION WHERE 20 IS THE MAXIMUM ALLOWED; AND TO ALLOW A NINE-FOOT TALL ROOF SIGN WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-77553]. Staff recommends DENIAL.
22. **ABEYANCE - SUP-77686 - SPECIAL USE PERMIT RELATED TO VAR-78088 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II** - For possible action on a request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT USE on 2.11 acres at 1960 North Martin L. King Boulevard and 1425 Lake Mead Boulevard (APNs 139-21-701-009 and 010), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-77553]. Staff recommends DENIAL.
23. **ABEYANCE - MSP-77687 - MASTER SIGN PLAN RELATED TO VAR-78088 AND SUP-77686 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II** - For possible action on a request for a Major Amendment to an existing Master Sign Plan (MSP-0004-02) FOR A PROPOSED LED DISPLAY ROOF SIGN at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-77553]. Staff recommends DENIAL.
24. **ABEYANCE - SDR-77688 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78088, SUP-77686 AND MSP-77687 - PUBLIC HEARING - APPLICANT: MARIOS MARKET - OWNER: JOHNSON FAMILY TRUST II** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 250 SQUARE-FOOT RESTAURANT on 1.11 acres at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-77553]. Staff recommends DENIAL.
25. **ABEYANCE - GPA-77891 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC** - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) TO: SC (SERVICE COMMERCIAL) on 0.59 acres at 2360 North Martin L. King Boulevard (APN 139-21-510-001), Ward 5 (Cear) [PRJ-77889]. Staff recommends APPROVAL.
26. **VAR-78100 - VARIANCE - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC** - For possible action on a request for a Variance TO ALLOW 72 PARKING SPACES WHERE 131 ARE REQUIRED on 1.77 acres at 2360 North Martin L. King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Cear) [PRJ-78077]. Staff recommends DENIAL.

27. **SDR-78101 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78100 - PUBLIC HEARING - APPLICANT: DAPPER COMPANIES - OWNER: MLK CAREY, LLC** - For possible action on a request for a Site Development Plan Review FOR A 18,180 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS FOR ALL PERIMETER LANDSCAPE REQUIREMENTS on 1.77 acres at 2360 North Martin L King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78077]. Staff recommends DENIAL.
28. **VAR-78073 - VARIANCE - PUBLIC HEARING - APPLICANT: ROBERT J. COLVIN - OWNER: COLVIN LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A ZERO-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE THAT IS NOT AESTHETICALLY COMPATIBLE AND IN FRONT OF THE MAIN BUILDING WHERE SUCH IS PROHIBITED FOR A PROPOSED 237 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [CARPORT] on 0.14 acres at 1425 Norman Avenue (APN 162-02-115-071), R-1 (Single Family Residential) Zone, Ward 3 (Diaz) [PRJ-77823]. Staff recommends DENIAL.
29. **VAR-78119 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMIR JOHNSON** - For possible action on a request for a Variance TO ALLOW AN EXISTING EIGHT-FOOT TALL FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.87 acres at 2905 Pinto Lane (APN 139-32-306-024), R-A (Ranch Acres) Zone, Ward 1 (Knudsen) [PRJ-78053]. Staff recommends DENIAL.
30. **VAR-78133 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRUCE AND LORI WERNER** - For possible action on a request for a Variance TO ALLOW AN EXISTING SINGLE FAMILY DWELLING ADDITION [CARPORT] WITH A ZERO-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A SIX-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS ALLOWED on 0.16 acres at 4613 Del Monte Avenue (APN 162-06-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen) [PRJ-78095]. Staff recommends DENIAL.
31. **VAR-78137 - VARIANCE - PUBLIC HEARING - APPLICANT: CLARK COUNTY SCHOOL DISTRICT - OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a request for a Variance TO ALLOW NO OFFSITE IMPROVEMENTS ON VIRGINIA CITY AVENUE WHERE SUCH ARE REQUIRED on 7.03 acres at 950 North Tonopah Drive (APN 139-28-210-007), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77865]. Staff recommends DENIAL.
32. **VAR-78142 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ERIC H. WOODS** - For possible action on a request for a Variance TO ALLOW A 28-FOOT TALL FREESTANDING SIGN WHERE 20 FEET IS THE MAXIMUM ALLOWED, A 298 SQUARE-FOOT SIGN AREA WHERE 100 SQUARE FEET IS THE MAXIMUM ALLOWED AND A 140-FOOT SEPARATION FROM AN EXISTING RESIDENTIAL PROPERTY WHERE 200 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED FREESTANDING SIGN WITH VISIBLE INTERNAL AND EXTERNAL ILLUMINATION AND TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH IS PROHIBITED on 1.10 acres at 2055 West Charleston Boulevard (APN 162-04-116-001), C-D (Designed Commercial) Zone, Ward 1 (Knudsen) [PRJ-78122]. Staff recommends DENIAL.
33. **VAR-78182 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERRY R. HELMS LIVING TRUST** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT DISTANCE SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [SHADE STRUCTURE] on 0.49 acres at 800 Campbell Drive (APN 139-32-404-010), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78181]. Staff recommends DENIAL.
34. **VAR-78183 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT M. PRATT JR. & SANDRA K. PRATT** - For possible action on a request for a Variance TO ALLOW A PROPOSED 1,400 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] WHERE 642 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.19 acres at 5616 Emperor Way (APN 125-27-810-008), R-1 (Single Family Residential) Zone, Ward 6 (Fiore) [PRJ-78156]. Staff recommends DENIAL.

35. **SDR-78094 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: THE DOUBLE D GROUP, LLC** - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-76440) FOR A PROPOSED ONE-UNIT ADDITION TO A PREVIOUSLY APPROVED 18-UNIT, THREE-STORY MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ARE REQUIRED on 0.24 acres at 625 South 10th Street (APN 139-34-801-012), R-4 (High Density Residential) Zone, Ward 3 (Diaz) [PRJ-78050]. Staff recommends DENIAL.
36. **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.

#### **DIRECTOR'S BUSINESS:**

37. **TXT-78225 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements and 19.18.030 Measurement Rules regarding Waivers of distance separation requirements, and to provide for other related matters. Staff has NO RECOMMENDATION.
38. **DIR-78185 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: NINETY FIVE MANAGEMENT, LLC - OWNER: KAG PROPERTY, LLC, ET AL** - For possible action on a request for AN AMENDMENT TO SECTION 7.06 OF THE FIFTH AMENDMENT AND RESTATEMENT OF THE SKYE CANYON DEVELOPMENT AGREEMENT on approximately 1,032 acres at the northwest corner of Grand Teton Drive and Grand Canyon Drive (APNs Multiple), Ward 6 (Fiore) [PRJ-78186]. Staff recommends APPROVAL.

#### **CITIZENS PARTICIPATION:**

39. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Planning Commission. No subject may be acted upon by the Planning Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

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

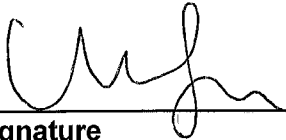
City Hall, 495 South Main Street, 1st Floor  
Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue  
City of Las Vegas Development Services Center, 333 North Rancho Drive

# **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 4TH day of FEBRUARY, 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  
FEBRUARY, 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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**Contact Group Name:** Agenda Mailing\_updated 01.29.2020

## 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  
Cedric Kerns  
Chance Bonaventura  
chancebona@gmail.com  
Chris Morgan  
Cissy Green  
Connie Chau  
Daniel Adamson  
Daniel Burdish  
David F. Klein  
David Riggleman  
Dennis Moyer  
Detrick Sanford  
Edward Lehnardt  
Eric Fahs  
Gary Reid  
Gina Venglass  
gowilbur4@gmail.com  
Gregory Crawford  
Helen Coombs  
Jennifer Davies  
John Andrews  
Kami Dempsey  
Karina Saucedo  
Katherine Duncan  
Kathleen Ray  
Keith Letus  
Keith Spencer  
Kim Bush  
Kimberly Reid  
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  
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  
DRiggleman@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  
gcrawford@LasVegasNevada.GOV  
helen.coombs@cityofhenderson.com  
jdavies@LasVegasNevada.GOV  
jealtllc@gmail.com  
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  
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 Collman  
Planning, All Staff  
Rae Heller  
Richard Rozier  
Rick Schroder  
Robert Nolan  
Roger Bailey  
Roz Holcomb  
Seth T. Floyd, Esq.  
Sharon Linsenbardt  
Sherri Shoup  
Stacey Campbell  
Stavros Anthony  
Steve S. Horlock  
Sue Seawalt  
Tanya Jackson-Renter  
texdona@gmail.com  
Todd  
Tom Kruse  
Vanessa Aoun  
Zurama Gomez

collmangroup@gmail.com

rheller@LasVegasNevada.GOV  
rrozier@LasVegasNevada.GOV  
rschroder@LasVegasNevada.GOV  
rnolan@LasVegasNevada.GOV  
rbailey@LasVegasNevada.GOV  
rholcomb@strategicsolutionsnv.com  
sfloyd@theurbanlawfirm.com  
sgo@lvcoxmail.com  
sshoup@LasVegasNevada.GOV  
slcampbell@LasVegasNevada.GOV  
santhony@LasVegasNevada.GOV  
shorlock@LasVegasNevada.GOV  
sue.seawalt@clarkcountynv.gov  
tjackson@LasVegasNevada.GOV  
texdona@gmail.com  
Todd@rgglv.com  
tkruse@LasVegasNevada.GOV  
VAoun@LasVegasNevada.GOV  
zgomez@LasVegasNevada.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 FEBRUARY, 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  
FEBRUARY, 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  
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 9<sup>th</sup> Street  
Las Vegas, Nevada 89101

Mr. John Andrews  
8022 S. Rainbow Blvd., Ste. 343  
Las Vegas, Nevada 89139