

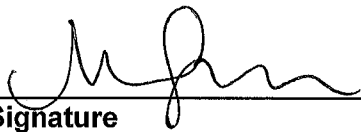
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the **2ND** day of **JUNE**, **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 **9TH** day
of **JUNE**, **2020**, at **6:00PM**, 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 Michele Fiore (Ward 6)
Councilman Brian Knudsen (Ward 1)
Councilwoman Victoria Seaman (Ward 2)
Councilwoman Olivia Diaz (Ward 3)
Councilman Stavros S. Anthony (Ward 4)
Councilman Cedric Crear (Ward 5)



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

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

Should you choose to attend in person, a medical screening will be administered before you can enter the building. Alternatively, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to citycouncil@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101.

Online comments can also be submitted via the e-mail provided above or from the City's website at https://cityoflasvegas.formstack.com/forms/plan_app_comments_2018 during the meeting. All comments received will be considered public record and included in the backup. Comments received on an item after action has been taken will not be read. A time limit may be imposed on the comments read for the record.

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

June 9, 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 May 12, 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. **TMP-78626 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 PARCELS P, Q AND R - APPLICANT: TOLL BROTHERS - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 136-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on a 9.25 acre portion of 105.09 acres at the northeast corner of Kindle Corner Way and Kettle Ridge Drive (Lot 1 of Book 161, Page 34 of Plats), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78375]. Staff recommends APPROVAL.
8. **TMP-78658 - TENTATIVE MAP - ALMOND GROVE - APPLICANT/OWNER: FEM, LLC** - For possible action on a request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-78609]. Staff recommends APPROVAL.

9. **TMP-78668 - TENTATIVE MAP - SUMMERLIN VILLAGE 25 PARCEL E - APPLICANT: GREYSTONE NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a request for a Tentative Map FOR A 51-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE INTERNAL INTERSECTION OFFSET REQUIREMENT on 17.12 acres at the southeast corner of Redpoint Drive and Fox Hill Drive (APN 137-27-511-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman) [PRJ-78542]. 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. **VAR-78625 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHETLAND LAND, LLC** - For possible action on a request for a Variance TO ALLOW NO STREETScape IMPROVEMENTS ALONG SHETLAND ROAD WHERE SUCH ARE REQUIRED on 2.62 acres located on the northwest corner of Charleston Boulevard and Shetland Road (APNs 139-32-801-008, 009 and 010), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78266]. Staff recommends APPROVAL.
11. **SUP-78646 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GHASSAN ALSHALABI - OWNER: VILLAGE CENTER, INC.** - For possible action on a request for a Special Use Permit FOR A PROPOSED 15,600 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 334-FOOT DISTANCE SEPARATION REQUIREMENT WHERE 400 FEET IS REQUIRED at 1000 North Rancho Drive (APN 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78564]. Staff recommends APPROVAL.
12. **SUP-78647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LEONARDO PALOMO - OWNER: EAE PROPERTY, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED TATTOO PARLOR/BODY PIERCING STUDIO USE at 1520 South Main Street (APN 162-03-210-013), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78607]. Staff recommends APPROVAL.
13. **SUP-78651 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 7-ELEVEN, INC. - OWNER: SAPPORO 7, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 2,940 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 835 North Martin L King Boulevard (APN 139-28-313-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-78608]. Staff recommends APPROVAL.
14. **SUP-78654 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AHERN HOTEL - OWNER: 300 WEST SAHARA, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 240,199 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM AN EXISTING LIQUOR ESTABLISHMENT (TAVERN), A 589-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP, A 717-FOOT DISTANCE SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN AND 1,054-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 1,500 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 300 West Sahara Avenue (APN 162-04-816-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78474]. Staff recommends APPROVAL.
15. **SUP-78660 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC LAND FUND I, LLC, ET AL** - For possible action on a request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-78637]. Staff recommends APPROVAL.

16. SUP-78661 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GUSTAVO GARBAJAL - OWNER: BLV HOLDINGS, LLC - For possible action on a request for a Special Use Permit for a Proposed SQUARE-FOOT BAILBOND SERVICE USE at 310 Gass Avenue (APN 139-34-401-018), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78610]. Staff recommends APPROVAL.
17. SUP-78683 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LSD, INC. - OWNER: TWISTED WILLOW INVESTMENTS, LLC - For possible action on a request for a Special Use Permit for a Proposed 1,800 SQUARE-FOOT BEER/WINE/OFF-SALE ESTABLISHMENT USE at 2401 West Bonanza Road, Suite Q (APN 139-29-813-005), C-2 (General Commercial) Zone, Ward 5 (Cear) [PRJ-78663]. Staff recommends APPROVAL.
18. SDR-78702 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: THE CUPCAKE GIRLS - OWNER: G BARRY J GLASER, ET AL - For possible action on a request for a Site Development Plan Review for a Proposed 8,121 SQUARE-FOOT SOCIAL SERVICE PROVIDER AND RESTAURANT DEVELOPMENT WITH A 8,487 SQUARE-FOOT ROOF TOP DECK AND 2,043 SQUARE FEET OF OUTDOOR PLAZA AREA on 0.18 acres on the south side of Charleston Boulevard, approximately 50 feet west of Casino Center Boulevard (APN 162-03-105-012), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78701]. Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

19. ABYANCE - VAR-78468 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 2101 SOUTH JONES HOLDINGS, LLC - For possible action on a request for a Variance to ALLOW A 21-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 240 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN ELECTRONIC MESSAGE UNIT WHERE SUCH IS PROHIBITED on 2.41 acres at 2101 South Jones Boulevard (APN 163-02-802-008), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen) [PRJ-78393]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO ALLOW A 16-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED, A 166 SQUARE-FOOT SIGN AREA WHERE 48 SQUARE FEET IS THE MAXIMUM ALLOWED AND THE ELECTRONIC MESSAGE UNIT IS NO LONGER NEEDED.]
20. MOD-78707 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA - For possible action on a request for a Major Modification of the Kyle Canyon Development Standards TO AMEND THE MINIMUM LOT SIZE FOR THE SKYE R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) DISTRICT TO ALLOW A 1,280 SQUARE-FOOT LOT SIZE FOR TOWNHOMES (APNs Multiple), T-D (Traditional Development) Zone, Ward 6 (Fiore) [PRJ-78670]. Staff recommends APPROVAL.
21. TMP-78708 - TENTATIVE MAP RELATED TO MOD-78707 - SKYE CANYON PARCEL 2.10 ATTACHED - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC - For possible action on a request for a Tentative Map FOR A 133-LOT TOWNHOME RESIDENTIAL SUBDIVISION on a portion of 41.27 acres on the northeast corner of W Skye Canyon Park Drive and Shaumbur Road (APN 126-12-610-002), T-D (Traditional Development) Zone [ML (Medium-Low) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78670]. Staff recommends APPROVAL.

22. ZON-78382 - REZONING - PUBLIC HEARING - APPLICANT: NV PATH - OWNER: PUNJABI JATT REALTY, LLC - For possible action on a request for a Rezoning FROM: C-V (CIVIC) AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.18 acres at 1260 and 1310 West Owens Avenue (APN 139-21-804-010), Ward 5 (Cear) [PRJ-78178]. Staff recommends APPROVAL.
23. VAR-78712 - VARIANCE RELATED TO ZON-78382 - PUBLIC HEARING - APPLICANT: NV PATH - OWNER: PUNJABI JATT REALTY, LLC - For possible action on a request for a Variance TO ALLOW A 14-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 1.18 acres at 1260 and 1310 West Owens Avenue (APN 139-21-804-010), Ward 5 (Cear) [PRJ-78178]. Staff recommends APPROVAL.

24. ZON-78680 - REZONING - PUBLIC HEARING - APPLICANT: CYNTHIA AUTRY - OWNER: AUTRY FAMILY TRUST - For possible action on a request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.47 acres at 2110 West Bonanza Road (APN 139-29-704-037), Ward 5 (Cear) [PRJ-78671]. Staff recommends APPROVAL.

25. **VAR-78756 - REZONING RELATED TO ZON-78680 - PUBLIC HEARING - APPLICANT: CYNTHIA AUTRY - OWNER: AUTRY FAMILY TRUST** - For possible action on a request for a Variance TO ALLOW A 13-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED, TO ALLOW A WROUGHT IRON FENCE WHERE A SOLID CMU WALL IS REQUIRED FOR OUTDOOR STORAGE, TO ALLOW CHAIN LINK AND BARBED WIRE WHERE SUCH ARE PROHIBITED MATERIALS AND TO ALLOW A FIVE-FOOT REAR YARD OUTDOOR STORAGE SETBACK WHERE 20 FEET IS REQUIRED on 0.47 acres at 2110 West Bonanza Road (APN 139-29-704-037), Ward 5 (Crear) [PRJ-78671]. Staff recommends DENIAL.
26. **WVR-78635 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS, NEVADA** - For possible action on a request for a Waiver TO ALLOW 23 PARKING SPACES WHERE 57 ARE REQUIRED on 0.78 acres at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential), Ward 3 (Diaz) [PRJ-78634]. Staff recommends APPROVAL.
27. **SUP-78636 - SPECIAL USE PERMIT RELATED TO WVR-78635 - PUBLIC HEARING - APPLICANT/OWNER: FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS, NEVADA** - For possible action on a request for a Special Use Permit FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, SECONDARY USE at 301 South Maryland Parkway (APN 139-34-712-121), R-4 (High Density Residential), Ward 3 (Diaz) [PRJ-78634]. Staff recommends APPROVAL.
28. **VAR-78447 - VARIANCE - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; AND A 10-FOOT TALL RETAINING WALL AND 10-FOOT TALL SCREEN WALL WHERE 12 FEET IS THE MAXIMUM COMBINED HEIGHT ALLOWED on 4.93 acres on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.
29. **SUP-78539 - SPECIAL USE PERMIT RELATED VAR-78447 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Special Use Permit FOR A MINI-STORAGE FACILITY USE on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.
30. **VAC-78448 - VACATION RELATED TO VAR-78447 AND SUP-78539 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Petition to Vacate a 30-foot wide public sewer easement generally located on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), Ward 6 (Fiore) [PRJ-77918]. Staff recommends APPROVAL.
31. **SDR-78449 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78447, SUP-78539 AND VAC-78448 - PUBLIC HEARING - APPLICANT: EPIC MOUNTAINS EDGE, LLC AND MOUNTAIN SUNRISE VIEW II LIMITED PARTNERSHIP - OWNER: UNITED STATES OF AMERICA** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 647-UNIT, 107,829 SQUARE-FOOT MINI-STORAGE FACILITY WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 4.93 acres on the north side of Hammer Lane, approximately 338 feet east of Shaumber Road (APN 126-36-101-017), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-77918]. Staff recommends DENIAL.
32. **VAR-78462 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AH USA SERIES 2, LLC** - For possible action on a request for a Variance TO ALLOW A STUB STREET TERMINUS WHERE A CUL-DE-SAC OR HAMMERHEAD IS REQUIRED; A PRIVATE STREET WITHOUT A GATE TO NOT MEET PUBLIC STREET STANDARDS; A CONNECTIVITY RATIO OF 1.1 WHERE 1.3 IS REQUIRED AND A 21-FOOT PRIVATE DRIVE PAVEMENT WIDTH WHERE 24 FEET IS REQUIRED on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), R-CL (Single Family Compact-Lot) Zone, Ward 3 (Diaz) [PRJ-78272]. Staff recommends DENIAL.

33. TMP-78463 - TENTATIVE MAP RELATED TO VAR-78462 - CHARLESTON & LAMB - PUBLIC HEARING - APPLICANT/OWNER: AH USA SERIES 2, LLC - For possible action on a request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 3.62 acres at the northwest corner of Wales Green Lane and Corwood Green Lane (APN 140-31-801-001), R-CL (Single Family Compact-Lot) Zone, Ward 3 (Diaz) [PRJ-78272]. Staff recommends DENIAL.
34. VAR-78669 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Variance TO ALLOW 56 PARKING SPACES WHERE 74 ARE REQUIRED on 1.88 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-452), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.
35. SUP-78666 - SPECIAL USE PERMIT RELATED TO VAR-78669 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-65961) FOR A PROPOSED 6,769 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.
36. SUP-78666 - SPECIAL USE PERMIT RELATED TO VAR-78669 AND SUP-78665 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Special Use Permit (SUP-65962) FOR A PROPOSED 6,769 SQUARE-FOOT GAMING OF A SINGLE FAMILY DETACHED DWELLING on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.
37. SDR-78667 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78669, SUP-78665 AND SUP-78666 - PUBLIC HEARING - APPLICANT/OWNER: TIB, LLC - For possible action on a request for a Major Amendment of a previously approved Site Development Plan Review (SDR-72415) FOR A PROPOSED 5,551 SQUARE-FOOT, TWO-STORY TAVERN WITH 444 SQUARE FEET OF OUTDOOR DINING; A 774 SQUARE-FOOT ROOF TOP DINING AREA; AND A 38-FOOT TALL GRAIN SILO on 1.77 acres on the east side of Oso Blanca Road at Farm Road (APN 125-17-210-448), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-78616]. Staff recommends APPROVAL.
38. VAR-78684 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR A PERIMETER WALL ADJACENT TO LOTS 11, 14 AND 15 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
39. VAR-78685 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR A PERIMETER WALL ADJACENT TO LOTS 138 AND 150 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
40. VAR-78688 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 70 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
41. VAR-78689 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 80 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

42. **VAR-78690 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 105 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
43. **VAR-78691 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 106 on 22.95 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-011), R-E (Residence Estates), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
44. **VAR-78692 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 193 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
45. **VAR-78693 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 194 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
46. **VAR-78694 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW AN EIGHT-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 195 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
47. **VAR-78695 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 210 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
48. **VAR-78696 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 211 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
49. **VAR-78697 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 215 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
50. **VAR-78698 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 216 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
51. **VAR-78699 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 217 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.
52. **VAR-78700 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: UPGROWTH NV PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW A 16-FOOT TALL RETAINING WALL WHERE SIX FEET IS ALLOWED FOR LOT 218 on 27.35 acres at the southwest corner of Ann Road and Hualapai Way (APN 126-36-601-013), R-1 (Single Family Residential), Ward 6 (Fiore) [PRJ-78639]. Staff recommends DENIAL.

53. VAR-78704 - VARIANCE - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - For possible action on a request for a Variance TO ALLOW 3,710 PARKING SPACES WHERE 3,715 PARKING SPACES ARE REQUIRED ON 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL. [NOTE: THE REQUEST CHANGED TO ALLOW 1,535 PARKING SPACES WHERE 3,713 PARKING SPACES ARE REQUIRED.]
54. SUP-78705 - SPECIAL USE PERMIT RELATED TO VAR-78704 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.
55. SUP-78706 - SPECIAL USE PERMIT RELATED TO VAR-78704 AND SUP-78705 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.
56. SUP-78766 - SPECIAL USE PERMIT RELATED TO VAR-78704, SUP-78705 AND SUP-78706 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 26,667 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.
57. SUP-78767 - SPECIAL USE PERMIT RELATED TO VAR-78704, SUP-78705, SUP-78706 AND SUP-78766 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Special Use Permit FOR A PROPOSED 35,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE at the southwest corner of Sirius Avenue and Rancho Drive (APN 162-08-418-003), M (Industrial) Zone, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.
58. SDR-78709 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-78704, SUP-78705, SUP-78706, SUP-78766 AND SUP-78767 - PUBLIC HEARING - APPLICANT: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC ET AL - For possible action on a request for a Major Amendment of an approved Site Development Plan Review (SDR-70652) FOR A PROPOSED 115,001 SQUARE-FOOT ADDITION TO AN EXISTING 217,899 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT ON 25.41 acres at the southwest and northwest corners of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 003 and 162-08-702-002), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen) [PRJ-78674]. Staff recommends DENIAL.
59. VAR-78675 - VARIANCE - PUBLIC HEARING - APPLICANT: CIM DOWNTOWN GRAND - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SETBACK WHERE FIVE FEET IS REQUIRED FOR A PROPOSED FREESTANDING SIGN on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Cear) [PRJ-78587]. Staff recommends DENIAL.

60. **MSP-78676 - MASTER SIGN PLAN RELATED TO VAR-78675 - PUBLIC HEARING - APPLICANT: CIM DOWNTOWN GRAND - OWNER: 220 NORTH 4TH STREET LV, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Master Sign Plan (MSP-45919) TO RELOCATE AND INCREASE THE HEIGHT AND SIZE OF ONE PREVIOUSLY APPROVED FREESTANDING SIGN AT AN EXISTING HOTEL/CASINO on 3.73 acres at 206 North 3rd Street, 221 North 3rd Street and 220 North 4th Street (APNs 139-34-514-007 through 009; and 139-34-510-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-78587]. Staff recommends DENIAL.
61. **VAR-78719 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 3 SPE, LLC, ET AL** - For possible action on a request for a Variance TO ALLOW 27 PERCENT OF WALL SIGNAGE ON THE EASTERN ELEVATION OF THE EXPO CENTER, WHERE 20 PERCENT IS THE MAXIMUM ALLOWED on 35.62 acres at 320, 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 023 and 031), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-78711]. Staff recommends APPROVAL.
62. **MSP-78720 - MASTER SIGN PLAN RELATED TO VAR-78719 - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE 3 SPE, LLC, ET AL** - For possible action on a request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD WALL SIGNAGE ON THE EXPO BUILDING, AND TO REDESIGN AND CHANGE THE LOCATION OF ONE PREVIOUSLY APPROVED PILLAR (FREESTANDING) SIGN on 35.62 acres at 320, 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 023 and 031), PD (Planned Development) Zone, Ward 5 (Crear) [PRJ-78711]. Staff recommends APPROVAL.
63. **VAR-78641 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALICE HARRIS BELL** - For possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE TEN FEET IS REQUIRED FOR A PROPOSED 178 SQUARE-FOOT BUILDING ADDITION on 0.12 acres at 2725 Rising Legend Way (APN 139-20-814-016), R-CL (Single Family Compact-Lot) Zone, Ward 5 (Crear) [PRJ-78631]. Staff recommends DENIAL.
64. **VAR-78681 - VARIANCE - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: CENTENNIAL OWNER SOUTH, LLC** - For possible action on a request for a Variance TO ALLOW A 50-FOOT TALL FREESTANDING SIGN WHERE 12 FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 294 SQUARE-FOOT SIGN AREA WHERE AND 48 SQUARE FEET IS THE MAXIMUM AREA ALLOWED on 16.04 acres located at 5850 Sky Pointe Drive (APN 125-27-302-012), R-PD18 (Residential Planned Development - 18 Units per Acre) Zone, Ward 6 (Fiore) [PRJ-78567]. Staff recommends DENIAL.
65. **VAR-78703 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: XAVIER & MONICA WATKINS** - For possible action on a request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.50 acres at 7065 Del Rey Avenue (APN 163-03-603-002), R-E (Residence Estates) Zone, Ward 1 (Knudsen) [PRJ-78664]. Staff recommends DENIAL.
66. **SDR-78352 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GIL UTAH, LLC** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY, 84-UNIT MIXED-USE DEVELOPMENT, INCLUDING 3,248 SQUARE FEET OF COMMERCIAL SPACE on 0.48 acres at 231 North 11th Street (APN 139-35-211-051), T4-MS (T4 Main Street) Zone, Ward 5 (Crear) [PRJ-78350]. Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

67. **TXT-78724 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to amend LVMC Title 19.08 and 19.12 related to use restrictions for the P-O and O zoning districts, and to provide for other related matters. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

68.

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. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS IN
ACCORDANCE WITH
THE STATE OF NEVADA EXECUTIVE DEPARTMENT DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov

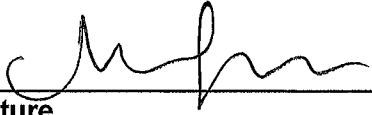
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 2ND day of JUNE, 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 9TH day of
JUNE, 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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Agenda Mailing_updated 03.04.2020

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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 2ND day of JUNE, 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 9TH day of
JUNE, 2020, at 6:00PM, in Las Vegas, Nevada, was deposited
in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization
whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

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