

(Posting required under the provisions of NRS Chapter 241)

**The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov**


Signature

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



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

Planning Commission Agenda

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

Should you choose to attend in person, a medical screening will be administered before you can enter the building. Alternatively, any and all persons are encouraged to send comments and written objections electronically prior to the meeting via e-mail to meetingcomments@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101 or fax to (702) 382-4803. Emails must contain the meeting name, date and item number in the subject. Emails received up to an hour before the meeting will be considered public record, read during the meeting where appropriate and will be included in the backup. A time limit may be imposed on the Emails read for the record.

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.

November 10, 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. 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 Workshop Meeting of September 21, 2020 and the Planning Commission Meeting of October 13, 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. **20-0083-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC** - For possible action on a Land Use Entitlement project request for a second Extension of Time of an approved Special Use Permit (SUP-65405) FOR A PROPOSED 1,657 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 60 East California Street (APN 162-03-110-081), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

8. **20-0196-TMP1 - TENTATIVE MAP - MORO POINTE - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 64-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 5.95 acres at the northwest corner of Kindle Corner Avenue and Clowder Springs Way (APNs 137-23-410-003 and 137-26-112-004), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.
9. **20-0211-TMP1 - TENTATIVE MAP - THE SHOPPES AT HYDE PARK - APPLICANT/OWNER: CARPI ENTERPRISES, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 2.69 acres at the southeast corner of Charleston Boulevard and Arville Street (APNs 162-06-510-001 and 002), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). 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. **20-0188-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: INTERNATIONAL ASSET MANAGERS, INC. - OWNER: SHANDER INTERNATIONAL, LLC** - For possible action on a Land Use Entitlement project request for a Rezoning FROM: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT – 15 UNITS PER ACRE) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 11.96 acres at 5800 West Charleston Boulevard (APNs Multiple), Ward 1 (Knudsen). Staff recommends APPROVAL.
11. **20-0170-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: 4AMIS, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,750 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH A 497 SQUARE-FOOT OUTDOOR SEATING AREA at 1129 South Casino Center Boulevard (APN 162-03-110-045), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
12. **20-0173-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ISLAND FLAVOR RESTAURANT - OWNER: BEHVANDI, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,200 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE on 1.18 acres at 9650 W Skye Canyon Park Drive, Suite #170 (APN 125-07-210-023), T-D (Traditional Development) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
13. **20-0201-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAJAT MINI MART AND CIGARETTES - OWNER: NICOLAS P. & LISA D. DI PIETRO** - For possible action on a land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 2,521 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE at 300 South Bruce Street (APN 139-35-413-112), Ward 3 (Diaz). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

14. **ABEYANCE - 20-0047-SDR1 - PUBLIC HEARING - APPLICANT/OWNER: HAROLD CRAWLEY** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 12-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS, TO ALLOW 12 PARKING SPACES WHERE 23 ARE REQUIRED AND TO ALLOW A SIX-FOOT FRONT YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.34 acres at 1521 G Street (APN 139-27-110-029), R-3 (Medium Density Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.

15. **ABEYANCE - 20-0092 - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC** - For possible action on the following Land Use Entitlement project requests on 0.48 acres at 1205 South Main Street and 1208 South Casino Center Boulevard (APNs 162-03-105-011 and 162-03-110-067), C-M (Commercial-Industrial) and C-1 (Limited Commercial) Zones, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 15a. **ABEYANCE - 20-0092-SUP1** - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.
- 15b. **ABEYANCE - 20-0092-SDR1** - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.
16. **ABEYANCE - 20-0026 - PUBLIC HEARING - APPLICANT/OWNER: SURETE SIETE, LLC** - For possible action on the following Land Use Entitlement project requests on 1.43 acres on the west side of Jones Boulevard, approximately 360 feet north of Smoke Ranch Road (APN 138-14-802-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 16a. **ABEYANCE - 20-0026-GPA1** - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends DENIAL.
- 16b. **ABEYANCE - 20-0026-ZON1** - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL). Staff recommends DENIAL.
- 16c. **ABEYANCE - 20-0026-VAR1** - TO ALLOW A PROPOSED UNPAVED SURFACE PARKING LOT WHERE SUCH IS SUCH IS NOT ALLOWED; A SOLID SCREEN WALL IN THE FRONT YARD OF A COMMERCIAL PROPERTY WHERE SUCH IS PROHIBITED; A NINE-FOOT TALL PERIMETER METAL FENCE WHERE EIGHT FEET IS ALLOWED; AND NON-DECORATIVE, NON-CONTRASTING MATERIALS WHERE SUCH IS NOT ALLOWED. Staff recommends DENIAL.
- 16d. **ABEYANCE - 20-0026-SUP1** - FOR A PROPOSED TRUCKING COMPANY USE WITH WAIVERS TO ALLOW MORE THAN 5 TRUCKS OR TRAILERS, AND TO ALLOW THE USE TO BE VISIBLE FROM ADJOINING STREETS. Staff recommends DENIAL.
- 16e. **ABEYANCE - 20-0026-SDR1** - FOR A PROPOSED PARKING FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW AN EXISTING CHAIN LINK FENCE ADJACENT TO THE WEST PROPERTY LINE TO REMAIN, WHERE SUCH MATERIAL IS PROHIBITED. Staff recommends DENIAL.
17. **ABEYANCE - 20-0166 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on the following Land Use Entitlement project requests on approximately 603.00 acres bounded by Owens Avenue on the north, Interstate 15 and Main Street on the east, U.S. 95 on the south and Martin L. King Boulevard on the west (APNs multiple), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 17a. **ABEYANCE - 20-0166-GPA1** - To amend a portion of the Southeast Sector Land Use Map of the General Plan FROM: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM LOW DENSITY RESIDENTIAL), M (MEDIUM DENSITY RESIDENTIAL), H (HIGH DENSITY RESIDENTIAL), MXU (MIXED USE), C (COMMERCIAL), LI/R (LIGHT INDUSTRY/RESEARCH) AND PF (PUBLIC FACILITIES) TO: FBC (FORM-BASED CODE). Staff recommends APPROVAL.
- 17b. **20-0166-ZON1** - FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (MEDIUM-LOW DENSITY RESIDENTIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), R-4 (HIGH DENSITY RESIDENTIAL), R-5 (APARTMENT), C-1 (LIMITED COMMERCIAL), C-2 (GENERAL COMMERCIAL), C-M (COMMERCIAL/INDUSTRIAL), M (INDUSTRIAL), C-V (CIVIC) AND UNDESIGNATED (FORMERLY RIGHT-OF-WAY) TO: T3-N (T3 NEIGHBORHOOD), T3-N-O (T3 NEIGHBORHOOD-OPEN), T4-N (T4 NEIGHBORHOOD), T4-MS (T4 MAIN STREET), T4-C (T4 CORRIDOR), T4-M (T4 MAKER), T5-N (T5 NEIGHBORHOOD), T5-C (T5 CORRIDOR) AND T5-M (T5 MAKER). Staff recommends APPROVAL.

18. **ABEYANCE - 20-0091-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL MUELLER** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED MOUNTED ANTENNA OVER 15 FEET (ULTIMATE HEIGHT) USE at 1016 Carmel Shores Drive (APN 138-28-214-056), R-CL (Single Family Compact-Lot) Zone, Ward 2 (Seaman). Staff recommends DENIAL.
19. **ABEYANCE - 20-0118-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: GOOD CLUCK WEST, LLC - OWNER: MLK CAREY, LLC** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A 2,380 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND A 3,000 SQUARE-FOOT OFFICE BUILDING DEVELOPMENT on 1.53 acres at 2360 North Martin L King Boulevard (APN 139-21-510-001 through 004), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
20. **20-0199 - PUBLIC HEARING - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC** - For possible action on the following Land Use Entitlement project requests, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 20a. **20-0199-MOD1** - Major Modification of the BLM 270 Design Guidelines TO CHANGE THE NAME TO "SKYE HILLS (BLM 270);" ADD THE R-TH (SINGLE FAMILY ATTACHED RESIDENCES) ZONING CLASSIFICATION; ADD CELL TOWERS AS A PERMITTED USE; REVISE THE MAXIMUM HEIGHT ALLOWED FOR INTERIOR RETAINING WALLS; ADD A GATED STREET ENTRY SECTION; AND ADD A NARROWED STREET SECTION on 275.80 acres generally located south of Farm Road, West of the Puli Trail alignment, north of Tropical Parkway and east of the future Sheep Mountain Parkway alignment (APNs Multiple). Staff recommends APPROVAL.
- 20b. **20-0199-TMP1 - FOR A PROPOSED 215-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.30 acres at the southwest** corner of Dorrell Lane and Puli Road (APN 126-23-610-001), PD (Planned Development) Zone. Staff recommends APPROVAL.
21. **20-0205 - PUBLIC HEARING - APPLICANT: S.T. ENTERPRISES, LLC - OWNER: MDM PROPERTIES, LLC** - For possible action on the following Land Use Entitlement project requests on 3.34 acres at 6755 North Durango Drive (APN 125-20-301-019), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 21a. **20-0205-ZON1** - FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER). Staff recommends APPROVAL.
- 21b. **20-0205-MOD1** - for a Major Modification of the Town Center Land Use Plan FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER). Staff recommends APPROVAL.
- 21c. **20-0205-VAC1** - FOR A VACATION OF A GOVERNMENT PATENT EASEMENT. Staff recommends APPROVAL.
- 21d. **20-0205-SDR1** - FOR A 5,416 SQUARE-FOOT CAR WASH DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS. Staff recommends DENIAL.
22. **20-0172 - PUBLIC HEARING - APPLICANT/OWNER: MISTTEEROSE HOLDINGS, LLC** - For possible action on the following Land Use Entitlement project requests on 0.84 acres at 1622 and 1630 Sunset Drive (APNs 139-19-812-012 and 013), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 22a. **20-0172-VAR1** - TO ALLOW CHAIN LINK FENCING AS SCREENING FOR OUTDOOR STORAGE WHERE A SOLID SCREEN WALL IS REQUIRED. Staff recommends DENIAL.

- 22b. **20-0172-SDR1** - For a Major Amendment to an approved Site Development Plan Review (SDR-76578) TO ALLOW MODIFICATIONS FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPING AND CHAIN-LINK FENCING WHERE SUCH IS PROHIBITED. Staff recommends DENIAL.
23. **20-0111-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SLA 2121, LLC** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW 222 PARKING SPACES WHERE 230 ARE REQUIRED on 5.31 acres at 2121 North Jones Boulevard (APN 138-24-201-001), R-PD32 (Residential Planned Development - 32 Units Per Acre) Zone, Ward 5 (Crear). Staff recommends DENIAL.
24. **20-0149-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAWRENCE C & CHERYL BATES** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION TO A LEGAL, NONCONFORMING BUILDING [SINGLE FAMILY RESIDENCE] on 0.16 acres at 1204 Palm Ter (APN 139-29-112-152), R-1 (Single Family Residential) Zone, Ward 5 (Crear). Staff recommends DENIAL.
25. **20-0208-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: RYAN WOLFINGTON - OWNER: DO RIGHT FEEL RIGHT HOLDINGS, LLC** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW ZERO PARKING SPACES WHERE TWO ARE REQUIRED on 0.05 acres at 727 Sea Pines Lane (APN 139-30-313-041), RPD-8 (Residential Planned Development – 8 Units Per Acre), Ward 5 (Crear). Staff recommends DENIAL.
26. **20-0190-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: GILMA TENORIO** - For possible action on a Land Use Entitlement project request for a Waiver TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED at 210 South 16th Street (APN 139-35-412-020), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
27. **20-0167 - PUBLIC HEARING - APPLICANT: ACG DESIGN - OWNER: DP HOLDINGS, INC.** - For possible action on the following Land Use Entitlement project requests on 0.39 acres at 2603 Highland Drive (APN 162-09-110-016), M (Industrial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
- 27a. **20-0167-SUP1** - FOR A PROPOSED MAJOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-73838) TO ALLOW A 576 SQUARE-FOOT EXPANSION TO AN EXISTING MARIJUANA CULTIVATION FACILITY USE RESULTING IN AN OVERALL SQUARE-FOOTAGE OF 11,343 SQUARE FEET. Staff recommends APPROVAL.
- 27b. **20-0167-SDR1** - FOR A PROPOSED MARIJUANA CULTIVATION FACILITY DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.
28. **20-0277 - PUBLIC HEARING - APPLICANT/OWNER: 18 FREMONT STREET ACQUISITIONS** - For possible action on the following Land Use Entitlement project requests at 8 Fremont Street (APN 139-34-113-001), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 28a. **20-0277-SUP1** - FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE FIRST FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP, WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL, AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.
- 28b. **20-0277-SUP2** - FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE NOT TO EXCEED 50 SQUARE FEET ON THE SECOND FLOOR WITHIN AN EXISTING RESORT HOTEL LEASED GIFT SHOP, WITH A WAIVER TO ALLOW SUCH AN ESTABLISHMENT ADJACENT TO THE PEDESTRIAN MALL, AS DEFINED BY TITLE 11.68, WHERE SUCH IS NOT PERMITTED. Staff recommends APPROVAL.

29. **20-0171-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO VARGAS - OWNER: PACIFIC ENTERPRISES I, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED OPEN AIR VENDING/ TRANSIENT SALES LOT USE on 0.31 acres at the southwest corner of Washington Avenue and Main Street (APN 139-27-703-001), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL.
30. **20-0204-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TBC - THE BORING COMPANY - OWNER: THE CITY OF LAS VEGAS, ET AL** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED MONORAIL (TUNNEL) USE WITH A WAIVER TO ALLOW ENTITLEMENT CONSIDERATION PRIOR TO LICENSING AND OPERATIONAL AGREEMENT APPROVAL generally located beneath the rights-of-way of Las Vegas Boulevard from Sahara Avenue to Ogden Avenue, Ogden Avenue from Las Vegas Boulevard to Main Street, and Main Street from Ogden Avenue to Las Vegas Boulevard (APNs Multiple), Ward 3 (Diaz) and Ward 5 (Crear). Staff recommends APPROVAL.
31. **20-0206-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR RIVER, LLC - OWNER: BUFFALO & CHARLESTON NMM, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 3,180 SQUARE FOOT MARIJUANA DISPENSARY USE at 7650 West Charleston Boulevard (APN 138-33-803-002), C-1 (Limited Commercial), Ward 1 (Knudsen). Staff recommends APPROVAL.
32. **20-0209-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL DORADO CANTINA - OWNER: GREAT WASH PARK, LLC** - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-76974) FOR A PROPOSED 5,441 SQUARE-FOOT EXPANSION WITH 2,057 SQUARE FEET OF OUTDOOR SEATING TO AN EXISTING RESTAURANT WITH ALCOHOL USE at 430 South Rampart Boulevard, Suite #110 and 440 South Rampart Boulevard, Suite #180 (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
33. **20-0144-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: EPIC VENUES LAS VEGAS, LLC** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.58 acres at 525 Park Paseo and 1044 South 6th Street (APNs 162-03-112-035 and 036), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
34. **20-0181-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: 214 S 11TH ST, LLC** - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Site Development Plan Review (SDR-77756) FOR A PROPOSED 18-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.17 acres at 214 South 11th Street (APN 139-34-712-086), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
35. **20-0186-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: QUEENSRIDGE ASSOCIATION** - For Possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 461-FOOT LONG, EIGHT-FOOT TALL WROUGHT IRON FENCE on a portion of 5.62 acres located at 851 Palace Court (APN 138-31-895-002), Ward 2 (Seaman). Staff recommends APPROVAL.
36. **20-0213-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CARLOS ADLEY - OWNER: CITY OF LAS VEGAS** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 20-STORY, MIXED-USE DEVELOPMENT INCLUDING 84,942 SQUARE FEET OF COMMERCIAL SPACE, 162 MULTI-FAMILY RESIDENTIAL UNITS AND 128 HOTEL UNITS WITH WAIVERS OF TITLE 19.09 FORM BASED CODE STANDARDS on a portion of 1.24 acres at the northeast corner of Carson Avenue and 6th Street (APN 139-34-611-018), T6-UC (Urban Core) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

37. **20-0187-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DR HORTON, INC.** - For possible action on a Land Use Entitlement project request for a Petition to Vacate U.S. Government Patent Easements generally located north of Regena Avenue, east of Tee Pee Lane (APN 125-30-502-008), Ward 6 (Fiore). Staff recommends APPROVAL.

DIRECTOR'S BUSINESS:

38. **20-0227-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: ROCHELLE HOOKS - OWNER: HELEN AILEEN TOLAND LIVING TRUST** - For possible action on a Land Use Entitlement project request to designate the Helen A. Tolland Residence as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-75560) on 0.82 acres at 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
39. **20-0266-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action to adopt the City of Las Vegas 2050 Master Plan, All Wards. Staff recommends APPROVAL.
40. **20-0261-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to approve the 2021 Planning Commission Meeting Schedule. Staff has NO RECOMMENDATION.
41. **20-0262-DIR1 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For discussion and possible action on a request for the Election of the 2021 Planning Commission Officers. Staff has NO RECOMMENDATION.

CITIZENS PARTICIPATION:

42. 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 MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3rd day of NOVEMBER, 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 10th day of
NOVEMBER, 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 9th Street
Las Vegas, Nevada 89101

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

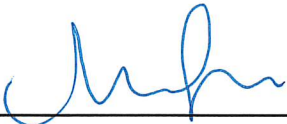
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 3rd day of NOVEMBER, 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 10th day of
NOVEMBER, 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

Contact Group Name:

Agenda Mailing_updated 11.03.2020

Members:

Adrian Viesca
AndyStahl@yahoo.com
Angela Torres
Barney Perkins
Belete E. Diriba
Ben.taylor@jacobs.com
Bill L. Snyder
Brian Halvorson
Brian Petruzzelli
brian@roicre.com
Bryan Scott
Cedric Kerns
Chance Bonaventura
chancebona@gmail.com
Chris Morgan
Christopher Ries LVMPD
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
Gregory Crawford
Helen Coombs
James B. Lewis
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
pao@lasvegasnevada.gov

adrian.viesca@alumni.unlv.edu
AndyStahl@yahoo.com
torresa@rtcshnv.com
BPerkins@LasVegasNevada.GOV
bdiriba@LasVegasNevada.GOV
Ben.taylor@jacobs.com
wsnyder@LasVegasNevada.GOV
bhalvorson@LasVegasNevada.GOV
petruzzellib@gmail.com
brian@roicre.com
BScott@LasVegasNevada.GOV
ckerns@LasVegasNevada.GOV
cbonaventura@LasVegasNevada.GOV
chancebona@gmail.com
CMorgan@LasVegasNevada.GOV
C14078R@LVMPD.COM
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
gcrawford@LasVegasNevada.GOV
helen.coombs@cityofhenderson.com
jblewis@LasVegasNevada.GOV
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
pao@lasvegasnevada.gov

Patricia Cabrera
paul@metroplexgroup.com
Peter Jackson
Phyllis Collman
Planning, All Staff
Rae Heller
Richard Rozier
Rick Schroder
Robert Nolan
Robert Nolan
Roger Bailey
Roz Holcomb
Seth Floyd
Sharon Linsenbardt
Sherri Shoup
Stacey Campbell
Stavros Anthony
Steve S. Horlock
Steven Taulbee
Sue Seawalt
Tanya Jackson-Renter
texdona@gmail.com
Todd
Tom Kruse
Vanessa Aoun
Zurama Gomez

pcabrera@LasVegasNevada.GOV
paul@metroplexgroup.com
pjackson@LasVegasNevada.GOV
collmangroup@gmail.com

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