

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 **5TH** day of **OCTOBER**, **2021**, 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 **12TH** day
of **OCTOBER**, **2021**, at **6:00PM**, in Las Vegas, Nevada, on Public
Bulletin Boards at the following locations:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
and
City Hall, 495 South Main Street, 1st Floor



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 Donald Walsh

Planning Commission Agenda

Council Chambers - 495 South Main Street - Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

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

October 12, 2021
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 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 after 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, 495 South Main Street, 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 September 14, 2021.
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. **21-0415-EOT1 - EXTENSION OF TIME - APPLICANT/OWNER: ACRE-AZ, LLC** - For possible action on a Land Use Entitlement project request for the first Extension of Time of a previously approved Special Use Permit (SUP-73563) FOR AN AUTO REPAIR GARAGE, MINOR USE at 9855 West Deer Springs Way (APN 125-19-314-005), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
8. **21-0453-TMP1 - TENTATIVE MAP - ESTRELLA AT SUNSTONE - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request FOR A 106-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 21.40 acres at the northwest corner of Sunstone Parkway and Sun Park Drive (APN 125-06-610-001), T-D (Traditional Development) Zone [L (Residential Low) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
9. **21-0454-TMP1 - TENTATIVE MAP - SKYE CANYON 2.12 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on a Land Use Entitlement project request FOR A 25-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.56 acres at the southeast of the corner of Egan Crest Drive and Skye Canyon Park Drive (APN 126-12-716-002 and a portion of 126-12-712-051), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
10. **21-0473-TMP1 - TENTATIVE MAP - SKYE CANYON 2.11 - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA, LLC** - For possible action on a Land Use Entitlement project request FOR A 68-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.92 acres on the south side of W Skye Canyon Park Dr between Egan Crest Drive and Shaumber Road (APNs 126-12-716-001, 126-12-314-082, and 126-12-713-010), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

11. **21-0524-TMP1 - TENTATIVE MAP - PARCEL 3 AT SUNSTONE PHASE 3 - APPLICANT: SHEA HOMES LIMITED PARTNERSHIP - OWNER: NORTHLAND, LLC** - For possible action on a Land Use Entitlement project request FOR A 134-LOT SINGLE-FAMILY DETACHED AND SIX-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on a portion of 35.66 acres located on the south side of Moccasin Road between Sun Village Park Drive and Sun Park Drive (APN 125-06-211-016), T-D (Traditional Development) Zone [AQ (Age Qualified) Sunstone Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
12. **21-0538 - APPLICANT/OWNER: SUMMERLIN PARKWAY STORAGE, LLC** - For possible action on the following Land Use Entitlement project requests on 2.50 acres approximately 563 feet west of Rainbow Boulevard, and 610 feet north of Westcliff Drive (APN 138-27-802-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 12a. **21-0538-EOT1 - EXTENSION OF TIME - VARIANCE** - FIRST EXTENSION OF TIME FOR AN APPROVED SPECIAL USE PERMIT (SUP-76707) FOR A PROPOSED MINI-STORAGE FACILITY USE
 - 12b. **21-0538-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW** - FIRST EXTENSION OF TIME FOR AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76708) FOR A PROPOSED THREE-STORY, 750-UNIT MINI-STORAGE FACILITY CONSISTING OF TWO BUILDINGS FOR A TOTAL OF 123,672 SQUARE FEET

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 with a Staff recommendation of approval. 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.

13. **21-0169 - PUBLIC HEARING - APPLICANT: WELLTOWER OM GROUP, LLC - OWNER: HCN ACCESS LAS VEGAS I, LLC** - For possible action on the following Land Use Entitlement project requests on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 13a. **21-0169-SUP1 - SPECIAL USE PERMIT** - FOR PROPOSED ASSISTED LIVING APARTMENTS USE
 - 13b. **21-0169-SUP2 - SPECIAL USE PERMIT** - FOR PROPOSED SENIOR CITIZEN APARTMENTS (SINGLE USE)
 - 13c. **21-0169-SUP3 - SPECIAL USE PERMIT** - FOR PROPOSED CONVALESCENT CARE FACILITY/NURSING HOME USE
 - 13d. **21-0169-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 150,000 SQUARE-FOOT, FOUR-STORY, 167 UNIT INDEPENDENT LIVING, ASSISTED LIVING AND MEMORY SUPPORT CARE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL
14. **21-0450-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HOUSTON'S HOT CHICKEN - OWNER: MAIN STREET INVESTMENTS II, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,464 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE at 1201 South Main Street (APN 162-03-105-011), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

15. **21-0497 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a Land Use Entitlement project requests on 2.50 acres (APNs 138-10-101-006 and 138-10-196-002) at 7418 Constantinople Avenue, Ward 4 (Anthony). Staff recommends APPROVAL on the Land Use Entitlement project.
- 15a. **21-0497-GPA1 - GENERAL PLAN AMENDMENT** - FROM: R (RURAL) TO: PF (PUBLIC FACILITIES)
- 15b. **21-0497-ZON1 - REZONING** - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)
16. **21-0503 - PUBLIC HEARING - APPLICANT: SWAN DIVE - OWNER: STICKY 2, LLC** - For possible action on the following Land Use Entitlement project requests on 0.32 acres at 1301 South Main Street (APN 162-03-101-002), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.
- 16a. **21-0503-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED 6,735 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT WITH A 3,952 SQUARE-FOOT OUTDOOR PATIO SPACE
- 16b. **21-0503-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 3,952 SQUARE-FOOT OUTDOOR NIGHTCLUB AREA
17. **21-0504-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRYDAY'Z FISH & WINGS - OWNER: S H R A INVESTMENT, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 2,216 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE INCLUDING 1,022 SQUARE FEET OF OUTDOOR PATIO AREA at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
18. **21-0505-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: H+C DISTILLERY - OWNER: NEVADA DISTILLING COMPANY, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 11,615 SQUARE-FOOT HEAVY MANUFACTURING FACILITY WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 2.69 acres at the northwest corner of Wyoming Avenue and Industrial Road (APNs 162-04-606-003, 004 and 005), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
19. **21-0511 - PUBLIC HEARING - APPLICANT: CONFLUENT DEVELOPMENT, LLC - OWNER: PANTHER ALTA CORNER, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 3.67 acres on the east side of Hualapai Way, approximately 320 feet north of Alta Drive (APN 138-31-210-008), R-3 (Medium Density Residential) Zone, Ward 2 (Seaman). Staff recommends APPROVAL on the Land Use Entitlement project.
- 19a. **21-0511-GPA1 - GENERAL PLAN AMENDMENT** - FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: H (HIGH DENSITY RESIDENTIAL)
- 19b. **21-0511-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY/NURSING HOME, 49-UNIT ASSISTED LIVING APARTMENTS AND 95-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT
20. **21-0513-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT: MICHAEL J. MECKLER - OWNER: MICHAEL AND ROCHELLE RAE MECKLER** - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED EIGHT-FOOT TALL WALL AND FENCE WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD SETBACK AREA on 0.28 acres at 4880 Maiden Court (APN 125-25-714-074), R-1 (Single Family Residential) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
21. **21-0533 - PUBLIC HEARING - APPLICANT/OWNER: BENCHMARK 13TH ST INVESTMENT, LLC** - For possible action on the following Land Use Entitlement project requests on 0.29 acres on the west side of 13th Street, approximately 160 feet south of Bonanza Road (APN 139-35-111-003), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL on the Land Use Entitlement project.

- 21a. **21-0533-VAR1 - VARIANCE** - TO ALLOW 12-FOOT TALL RETAINING WALLS WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL/FENCE HEIGHT OF 16 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED
- 21b. **21-0533-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED TWO AND THREE-STORY, EIGHT-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS
22. **21-0544-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES NEVADA, INC** - For possible action on a Land Use Entitlement project request to vacate an existing public sewer easement generally located at the southwest corner of Jones Boulevard and Brent Lane (APN 125-11-604-005), Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

23. **ABEYANCE - 21-0442 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 4.69 acres at the northwest corner of Hickam Avenue and Leon Avenue (APN 138-01-301-017), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 23a. **ABEYANCE - 21-0442-VAR1 - VARIANCE** - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON LEON AVENUE WHERE SUCH ARE REQUIRED
- 23b. **21-0442-VAR2 - VARIANCE** - TO ALLOW A PROPOSED STUB STREET TERMINATION WHERE A CUL-DE-SAC IS REQUIRED
- 23c. **ABEYANCE - 21-0442-TMP1 - TENTATIVE MAP** - HICKAM & LEON WEST - FOR A NINE-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
24. **ABEYANCE - 21-0443 - PUBLIC HEARING - APPLICANT/OWNER: VEGAS HOMES, LLC** - For possible action on the following Land Use Entitlement project requests on 3.47 acres at the northwest corner of Hickam Avenue and Helen Avenue (APN 138-01-302-002, 003, and 004), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. **ABEYANCE - 21-0443-VAR1 - VARIANCE** - TO ALLOW A 38-FOOT WIDE PRIVATE STREET WHERE 47 FEET IS THE MINIMUM REQUIRED FOR A PRIVATE STREET WITHOUT A GATE AND TO ALLOW NO OFFSITE IMPROVEMENTS ON HELEN AVENUE WHERE SUCH ARE REQUIRED
- 24b. **ABEYANCE - 21-0443-TMP1 - TENTATIVE MAP** - HICKAM & LEON EAST - FOR A SIX-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
25. **ABEYANCE - 21-0460-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public right-of-way generally located adjacent to the northern property line of 480 West Bonanza Road, bounded by D Street to the east and the D Street City Parkway Connector to the west, Ward 5 (Crear). Staff recommends APPROVAL.
26. **21-0224 - PUBLIC HEARING - APPLICANT: PETER OZIGNU - OWNER: THE KENECHI TRUST** - For possible action on the following Land Use Entitlement project requests on 0.40 acres at 3702 Vegas Drive (APN 139-19-812-007), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 26a. **21-0224-ZON1 - REZONING** - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

- 26b. **21-0224-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT**
27. **21-0229 - PUBLIC HEARING - APPLICANT: MARIA GALVEZ - OWNER: LESBRAN GROUP, LLC** - For possible action on the following Land Use Entitlement project requests on 0.29 acres at 621 North Eastern Avenue (APN 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 27a. **21-0229-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 15 ARE REQUIRED**
- 27b. **21-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED OUTDOOR GRILL AREA ADDITION TO AN EXISTING RESTAURANT**
28. **21-0280-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE HOME DEPOT - OWNER: QLV-HDR, LLC** - For possible action on a Land Use Entitlement project request FOR AN AUTOMOBILE RENTAL USE at 861 South Rainbow Boulevard (APN 138-34-717-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
29. **21-0376 - PUBLIC HEARING - APPLICANT/OWNER: NIBS, LLC** - For possible action on the following Land Use Entitlement project requests on 2.72 acres at 3700 North Decatur Boulevard (APN 138-12-601-005), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 29a. **21-0376-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL)**
- 29b. **21-0376-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL)**
- 29c. **21-0376-VAR1 - VARIANCE - TO ALLOW NONSTANDARD PRIVATE STREETS WITHOUT A GATE AND A CONNECTIVITY RATIO OF 1.00 WHERE 1.30 IS REQUIRED**
- 29d. **21-0376-TMP1 - TENTATIVE MAP - DECATUR MANOR - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION**
30. **21-0396-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. & PHYLLIS WITTER** - For possible action on a Land Use Entitlement project request TO ALLOW AN EXISTING SIX-FOOT TALL SOLID SCREEN FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 0.38 acres at 1553 Arville Street (APN 162-06-610-031), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
31. **21-0397 - PUBLIC HEARING - APPLICANT: TACOS EL CABRON - OWNER: DECATUR MEADOWS SHOPPING CENTER, LLC** - For possible action on the following Land Use Entitlement project requests on 9.32 acres at 326 South Decatur Boulevard (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL on the Land Use Entitlement project.
- 31a. **21-0397-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 4,292 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH AN 856 SQUARE-FOOT OUTDOOR SEATING AREA**
- 31b. **21-0397-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONVERSION OF AN EXISTING COMMERCIAL BUILDING INTO A RESTAURANT WITH DRIVE THROUGH WITH AN 856 SQUARE-FOOT OUTDOOR PATIO AREA**

32. **21-0416-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: L&S GROUP, LLC - OWNER: PARADISE PLAZA, LLC** - For possible action on a Land Use Entitlement project request for a Major Amendment of an approved Special Use Permit (SUP-72575) FOR A MASSAGE ESTABLISHMENT USE TO CHANGE HOURS OF OPERATION FROM: 6:00 A.M. TO 10:00 P.M. TO: 9:00 A.M. TO 2:00 A.M. DAILY at 2221 Paradise Road (APN 162-03-413-021), C-1 (Limited Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
33. **21-0438-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RYAN FRECHETTE - OWNER: STEPHEN SINGLETARY** - For possible action on a Land Use Entitlement project request FOR A PROPOSED COMMUNITY RESIDENCE (INCLUDING FAMILY COMMUNITY RESIDENCE AND TRANSITIONAL COMMUNITY RESIDENCE) USE at 6825 Elm Creek Drive (APN 138-10-714-010), R-1 (Single Family Residential) Zone, Ward 4 (Anthony). Staff recommends DENIAL.
34. **21-0445-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAR LAKE SERIES, LLC** - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-FOOT TALL FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED WITHIN THE FRONT YARD SETBACK AREA on 1.03 acres at 2608 Pinto Lane (APN 139-32-701-008), R-A (Ranch Acres) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
35. **21-0500-MSP1 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: SCHOOL BOARD OF TRUSTEES** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 33 SQUARE-FOOT ANIMATED LED WALL SIGN on 6.16 acres at 1300 Pauline Way (APNs 162-02-501-003 and 162-02-601-002), C-V (Civic) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
36. **21-0506-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a Land Use Entitlement project request TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 25 FEET IS REQUIRED AND A 24-FOOT REAR YARD SETBACK WHERE 30 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING at 5321 Brevin Court (APN 125-24-711-007), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Fiore). Staff recommends DENIAL.
37. **21-0512 - PUBLIC HEARING - APPLICANT: KINGDOM HOME, LLC - OWNER: A.S.S. 1, LLC** - For possible action on the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 37a. **21-0512-GPA1 - GENERAL PLAN AMENDMENT** - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)
- 37b. **21-0512-ZON1 - REZONING** - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)
- 37c. **21-0512-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS
38. **21-0516 - PUBLIC HEARING - APPLICANT: BLUE MARBLE DEVELOPMENT, LLC - OWNER: SHIRON DEVELOPMENT, LLC** - For possible action on the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zones, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 38a. **21-0516-GPA1 - GENERAL PLAN AMENDMENT** - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]
- 38b. **21-0516-ZON1 - REZONING** - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]

- 38c. **21-0516-MOD1 - MAJOR MODIFICATION** - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE- TOWN CENTER)
- 38d. **21-0516-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL
- 39. **21-0518 - PUBLIC HEARING - APPLICANT: GREYSTONE NEVADA - OWNER: HIRKALA ALMA T 1999 REVOCABLE TRUST, ET AL** - For possible action on the following Land Use Entitlement project requests on 4.21 acres at the southwest corner of Whispering Sands Drive and Jones Boulevard (APN 125-14-604-001), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 39a. **21-0518-VAR1 - VARIANCE** - TO ALLOW A PRIVATE STREET TO NOT MEET PUBLIC STREET STANDARDS WHERE SUCH IS REQUIRED AND TO ALLOW RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED
 - 39b. **21-0518-VAR2 - VARIANCE** - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1
 - 39c. **21-0518-VAR3 - VARIANCE** - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6
 - 39d. **21-0518-VAR4 - VARIANCE** - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7
 - 39e. **21-0518-VAR5 - VARIANCE** - TO ALLOW A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8
 - 39f. **21-0518-VAR6 - VARIANCE** - TO ALLOW EXTERNAL RURAL STREET STANDARDS WHERE TITLE 19 STANDARDS ARE REQUIRED
 - 39g. **21-0518-TMP1 - TENTATIVE MAP** - JONES & WHISPERING SANDS - FOR A PROPOSED EIGHT-LOT SINGLE-FAMILY, DETACHED RESIDENTIAL SUBDIVISION
- 40. **21-0519 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: GIRARD-NEVADA, LLC** - For possible action on the following Land Use Entitlement project requests on 5.00 acres adjacent to the west side of the Alpine Ridge Way alignment, approximately 310 feet south of Kyle Canyon Road (APN 126-01-401-006), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
 - 40a. **21-0519-GPA1 - GENERAL PLAN AMENDMENT** - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)
 - 40b. **21-0519-ZON1 - REZONING** - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION] TO: R-TH (SINGLE FAMILY ATTACHED)
- 41. **21-0526 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES - OWNER: ALPINE RIDGE 10, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on 29.46 acres at the northeast corner of Kyle Canyon Road and Alpine Ridge Way (APNs 126-01-601-008 through 011; and 126-01-701, 002, 003 and 009), PD (Planned Development) Zone [L (Residential Low) Kyle Canyon Gateway Special Land Use Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Fiore). Staff recommends APPROVAL on 21-0526-ZON1, 21-0526-MOD1 and 21-0526-VAC1. Staff recommends DENIAL on 21-0526-VAR2, 21-0526-SDR1 and 21-0526-TMP1.

- 41a. **21-0526-ZON1 - REZONING** - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [APN 126-01-701-003]
- 41b. **21-0526-MOD1 - MAJOR MODIFICATION** - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 5.00 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APN 126-01-701-003]
- 41c. **21-0526-VAR2 - VARIANCE** - TO ALLOW STUB STREET TERMINATIONS ON PRIVATE STREETS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED
- 41d. **21-0526-VAC1 - VACATION** - PETITION TO VACATE U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF KYLE CANYON ROAD AND ALPINE RIDGE WAY; AND PORTIONS OF PUBLIC RIGHT-OF-WAY BETWEEN ALPINE RIDGE WAY AND MICHELLI CREST WAY
- 41e. **21-0526-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
- 41f. **21-0526-TMP1 - TENTATIVE MAP** - KYLE CANYON GATEWAY UNIT 3 - FOR A 157-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF KYLE CANYON GATEWAY PERIMETER LANDSCAPE STANDARDS
- 42. **21-0527-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM 24 FREMONT PROPERTY, LLC** - For possible action on a Land Use Entitlement project request FOR A PROPOSED 810 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A 370-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 2400 South Las Vegas Boulevard (APNs 162-04-812-002 and 003), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
- 43. **21-0528 - PUBLIC HEARING - APPLICANT: CENTURY COMMUNITIES - OWNER: VERLAINE, LLC** - For possible action on the following Land Use Entitlement project requests on 5.31 acres at the southwest corner of Moccasin Road and Homestead Avenue (APN 125-05-502-014), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
 - 43a. **21-0528-VAR1 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 1
 - 43b. **21-0528-VAR2 - VARIANCE** - TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 2
 - 43c. **21-0528-VAR3 - VARIANCE** - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 3
 - 43d. **21-0528-VAR4 - VARIANCE** - TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED AND A 25-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED ON LOT 5
 - 43e. **21-0528-VAR5 - VARIANCE** - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 6
 - 43f. **21-0528-VAR6 - VARIANCE** - TO ALLOW A 25-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED ON LOT 7
 - 43g. **21-0528-VAR7 - VARIANCE** - TO ALLOW RURAL STREET STANDARDS ALONG TRAILS END AVENUE AND HOMESTEAD ROAD WHERE SUCH IS NOT ALLOWED

- 43h. **21-0528-VAR8 - VARIANCE** - TO ALLOW NO EXTERNAL STREETLIGHTS WHERE SUCH ARE REQUIRED
- 43i. **21-0528-TMP1 - TENTATIVE MAP** - MOCCASIN HOMESTEAD WEST - FOR A SEVEN-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION
44. **21-0530 - PUBLIC HEARING - APPLICANT/OWNER: 95 STORAGE, LLC** - For possible action on the following Land Use Entitlement project requests on 3.88 acres at the northwest corner of Sky Pointe Drive and Fort Apache Road (APN 125-07-710-001), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on 21-0530-VAR1, 21-0530-SUP1 and 21-0530-SDR1. Staff recommends APPROVAL on 21-0530-TMP1.
- 44a. **21-0530-VAR1 - VARIANCE** - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK FOR A PROPOSED DETACHED SHADE STRUCTURE WHERE EIGHT FEET IS REQUIRED, A SEVEN-FOOT RETAINING WALL WHERE SIX FEET IS ALLOWED AND AN OVERALL PERIMETER WALL HEIGHT OF 15 FEET WHERE 12 FEET IS ALLOWED
- 44b. **21-0530-SUP1 - SPECIAL USE PERMIT** - FOR A MINI-STORAGE FACILITY USE
- 44c. **21-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED THREE-STORY, 110,550 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER STANDARDS
- 44d. **21-0530-TMP1 - TENTATIVE MAP** - SKY POINTE AND FORT APACHE - FOR A ONE-LOT COMMERCIAL SUBDIVISION
45. **21-0532 - PUBLIC HEARING - APPLICANT/OWNER: MAHANA ASSET MANAGEMENT GROUP, LLC** - For possible action on the following Land Use Entitlement project requests on 0.50 acres at 1300 C Street (APN 139-27-111-066), T3-N (T3 Neighborhood) Zone, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 45a. **21-0532-VAR1 - VARIANCE** - TO ALLOW DEVIATIONS FROM TITLE 19.09.100.E LANDSCAPE STANDARDS
- 45b. **21-0532-SUP1 - SPECIAL USE PERMIT** - FOR A PROPOSED COMMUNITY GARDEN USE
- 45c. **21-0532-SDR1 - SITE DEVELOPMENT PLAN REVIEW** - FOR A PROPOSED COMMUNITY GARDEN DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT FRONT YARD FENCE WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED

CITIZENS PARTICIPATION:

46. 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.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor

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 5TH day of OCTOBER, 2021, 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 12TH day of
OCTOBER, 2021, 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 10.05.2021

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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 5TH day of OCTOBER, 2021, 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 12TH
day of OCTOBER, 2021, 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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