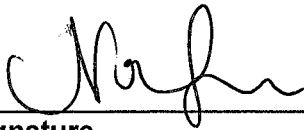


CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of OCTOBER, 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 13TH day
of OCTOBER, 2020, at 6:00PM, in 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 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.

October 13, 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 September 8, 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. **20-0110-TMP1 - TENTATIVE MAP - FALCON CREST SUMMERLIN V22 PARCELS C AND D - PUBLIC HEARING - APPLICANT: WOODSIDE HOMES OF NEVADA, LLC - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 110-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 23.89 acres at the northwest corner of Kestrel Creek Avenue and Desert Foothills Drive (APNs 137-14-410-011 and 012), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). Staff recommends APPROVAL.

8. **20-0131-TMP1 - TENTATIVE MAP - BLM 270 PARCEL C-2 & C-3 - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 250-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 38.61 acres on the west side of the Puli Trail alignment, approximately 610 feet south of Dorrell Lane (APNs 126-23-610-002 and 126-23-710-001), PD (Planned Development) Zone [ML (Residential Medium Low) Special Land Use Designation], Ward 6 (Fiore). 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.

9. **20-0102 - PUBLIC HEARING - APPLICANT: BRITTANY MEGRATH - OWNER: PHILIP DAVIS** - For possible action on the following Land Use Entitlement project requests on a portion of 5.00 acres located on the south side of Inyo Avenue, approximately 90 feet west of Bristle Falls Street (APN 125-19-301-012), Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 9a. **20-0102-GPA1** - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL). Staff recommends APPROVAL.
- 9b. **20-0102-ZON1** - FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL). Staff recommends APPROVAL.
10. **20-0137 - PUBLIC HEARING - APPLICANT: LEXUS OF LAS VEGAS - OWNER: OM REAL ESTATE/LAS VEGAS, LLC** - For possible action on the following Land Use Entitlement project requests on 5.49 acres located on the north side of Centennial Center Boulevard, approximately 1,680 feet west of Azure Drive (APN 125-28-510-004), T-C (Town Center) Zone, Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 10a. **20-0137-GPA1** - TO REMOVE A PORTION OF THE TOWN CENTER MULTI-USE TRAIL ALIGNMENT. Staff recommends APPROVAL.
- 10b. **20-0137-SDR1** - FOR A PROPOSED 63,930 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT WITH WAIVERS OF TOWN CENTER DESIGN STANDARDS. Staff recommends APPROVAL.
11. **20-0116-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OSCAR E. ROMANO** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED on 0.29 acres at 6280 Queen Irene Court (APN 125-29-503-002), R-E (Residence Estates) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
12. **20-0139 - PUBLIC HEARING - APPLICANT/OWNER: RF 21,5 LLC** - For possible action on the following Land Use Entitlement project requests on 1.12 acres on the east side of Kevin Way approximately 550 feet north of Centennial Parkway (APN 125-20-402-015), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL on the Land Use Entitlement project.
- 12a. **20-0139-SUP1** - FOR A PROPOSED 4,880 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH 1,700 SQUARE FEET OF OUTDOOR SEATING AREA WITH A WAIVER TO ALLOW SAID USE WITHIN THE SERVICE COMMERCIAL DISTRICT ON 1.12 ACRES WHERE A MINIMUM OF 50 ACRES IS REQUIRED. Staff recommends APPROVAL.

- 12b. **20-0139-SUP2** - FOR A PROPOSED 3,625 SQUARE-FOOT RESTAURANT WITH ALCOHOL USE WITH 1,690 SQUARE FEET OF OUTDOOR SEATING AREA. Staff recommends APPROVAL.
- 12c. **20-0139-SUP3** - FOR A PROPOSED 4,880 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED LICENSE USE WITH A WAIVER TO ALLOW A 31-FOOT DISTANCE SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED. Staff recommends APPROVAL.
- 12d. **20-0139-SDR1** - FOR A PROPOSED 11,945 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A TEN-FOOT FRONT YARD SETBACK WHERE 15 FEET IS REQUIRED, A SIX-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends APPROVAL.
13. **20-0063-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA PALOMA FUNERAL SERVICES - OWNER: BJK ENTERPRISES, INC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A MORTUARY OR FUNERAL CHAPEL USE at 2551 South Fort Apache Road (APN 163-07-501-013), C-1 (Limited Commercial) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
14. **20-0106-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RENEE HUMPHREY AND ROSS GATZMER** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) [CASITA] USE at 5124 Royer Ranch Road (APN 125-33-302-004), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
15. **20-0112-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLAY ARTS VEGAS, LLC - OWNER: S & D GRAHAM PROPERTIES, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A CUSTOM & CRAFT WORK USE WITH A WAIVER TO ALLOW OUTDOOR USE WHERE REQUIRED TO BE WITHIN AN ENCLOSED BUILDING at 1353 Arville Street (APN 162-06-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
16. **20-0124-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRANCISCO TINOCO - OWNER: DATEN, INC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR AN OPEN AIR VENDING/TRANSIENT SALES USE (MOBILE FOOD VENDOR) USE at 5068 East Washington Avenue (APN 140-29-602-005), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
17. **20-0129-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NITTAYA PARAWONG - OWNER: ELBERT L. ADAMS CHARITABLE REMAINDER ANNUITY TRUST** - For possible action on a Land Use Entitlement project request for a Major Amendment to a previously approved Special Use Permit (SUP-63316) TO RELOCATE AN EXISTING BEER/WINE/COOLER ON-SALE LOCATION FROM 2110 NORTH RAMPART BOULEVARD, SUITE #110 TO 8427 WEST LAKE MEAD BOULEVARD AND A 54% INCREASE IN SQUARE-FOOTAGE at 8427 West Lake Mead Boulevard (APN 138-20-614-004), P-C (Planned Community) Zone, Ward 2 (Seaman). Staff recommends APPROVAL.
18. **20-0143-SNC1 - STREET NAME CHANGE - PUBLIC HEARING - APPLICANT/OWNER: 190 OCTANE FT PARTNERS, LLC** - For possible action on a Land Use Entitlement project request for a Street Name Change FROM: PULI ROAD TO: SKYE HILLS STREET on the Puli Road alignment between Grand Teton Drive and Tropical Parkway, Ward 6 (Fiore). Staff recommends APPROVAL.
19. **20-0135-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: MF LAND, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate public drainage easement on 1.70 acres located on the north corner of Skye Park Drive and Parkland Skye Circle (APN 125-07-211-001), T-D (Traditional Development) Ward 6 (Fiore). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

20. **ABEYANCE - RENOTIFICATION - 20-0004 - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: NORTHLAND, LLC** - For possible action on the following Land Use Entitlement project requests generally located at the southwest corner of the Moccasin Road alignment and N Skye Canyon Park Dr (APNs Multiple), Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 20a. **ABEYANCE - RENOTIFICATION - 20-0004-VAR1** - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED AND TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS. Staff recommends DENIAL.
- 20b. **ABEYANCE - RENOTIFICATION - 20-0004-SNC1** - TO ALLOW MULTIPLE STREET NAME CHANGES FROM: SUNBRIDGE POINTE WAY TO: SUN PARK DRIVE; FROM: SKYE VILLAGE ROAD TO: BRIGHTSTONE TRAIL; FROM: SKYE POINTE DRIVE TO: SUN VILLAGE PARK DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.
21. **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.
- 21a. **ABEYANCE - 20-0092-SUP1** - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.
- 21b. **ABEYANCE - 20-0092-SDR1** - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.
22. **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.
- 22a. **20-0026-GPA1** - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends DENIAL.
- 22b. **20-0026-ZON1** - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL). Staff recommends DENIAL.
- 22c. **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.
- 22d. **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.
- 22e. **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.
23. **20-0132 - PUBLIC HEARING - APPLICANT/OWNER: JUAN'S, LLC** - For possible action on the following Land Use Entitlement project requests on 0.56 acres at 3800 Leon Avenue (APN 138-12-110-051), Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.

- 23a. **20-0132-GPA1** - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL). Staff recommends APPROVAL.
- 23b. **20-0132-SDR1** - FOR A PROPOSED 2,030 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO NOT TREAT ALL SIDES OF THE BUILDING COHERENTLY AND NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED. Staff recommends APPROVAL.
24. **20-0142 - PUBLIC HEARING - APPLICANT/OWNER: MARLON L JOHNSON** - For the possible action on the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. **20-0142-GPA1** - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH). Staff recommends DENIAL.
- 24b. **20-0142-ZON1** - FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL). Staff recommends DENIAL.
- 24c. **20-0142-VAR1** - TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED. Staff recommends DENIAL.
- 24d. **20-0142-VAR2** - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED. Staff recommends DENIAL.
- 24e. **20-0142-SDR1** - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS. Staff recommends DENIAL.
25. **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.
- 25a. **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.
26. **20-0136 - PUBLIC HEARING - APPLICANT: ANTHONY GONZALEZ - OWNER: SMOKE RANCH ENTERPRISES, INC** - For possible action on the following Land Use Entitlement project requests on 1.00 acre at 6890 North Hualapai Way (APN 125-19-213-005), C-1 (Limited Commercial) Zone, Ward 6 (Fiore). Staff recommends DENIAL on the Land Use Entitlement project.
- 26a. **20-0136-VAR1** - TO ALLOW 106 PARKING SPACES WHERE 108 ARE REQUIRED. Staff recommends DENIAL.
- 26b. **20-0136-SUP1** - TO ALLOW AN OPEN AIR VENDING/TRANSIENT SALES LOT USE. Staff recommends DENIAL.
27. **20-0152 - PUBLIC HEARING - APPLICANT/OWNER: HARMONY HOMES NEVADA, LLC** - For possible action on the following Land Use Entitlement project requests on 17.05 acres on the east side of Rancho Drive, 265 feet north of Vegas Drive (APN 139-20-411-015), R-TH (Single Family Attached) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.

- 27a. **20-0152-VAR1** - TO ALLOW PRIVATE STREETS ON PRIVATE LOTS WHERE COMMON LOTS MAINTAINED BY A PRIVATE MAINTENANCE ORGANIZATION IS REQUIRED, A CONNECTIVITY RATIO OF 1.27 WHERE 1.30 IS REQUIRED, NONSTANDARD PRIVATE STREETS BEHIND A GATE AND DEAD-END STREET TERMINATIONS WHERE CULS-DE-SAC OR HAMMERHEADS ARE REQUIRED. Staff recommends DENIAL.
- 27b. **20-0152-TMP1** - RANCHO & VEGAS - FOR A 235-LOT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.
28. **20-0154 - PUBLIC HEARING - APPLICANT/OWNER: CARPI ENTERPRISES, LLC** - For possible action on the following Land Use Entitlement project requests 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 DENIAL on the Land Use Entitlement project.
- 28a. **20-0154-VAR1** - TO ALLOW A ZERO-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED. Staff recommends DENIAL.
- 28b. **20-0154-SDR1** - FOR A PROPOSED 31,250 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS. Staff recommends DENIAL.
29. **20-0023-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LDR PARTNERS** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING 10-FOOT TALL PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 2.06 acres at the southeast corner of Charleston Boulevard and Westwind Road (APN 163-01-103-004), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
30. **20-0115-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARIA E. CAMACHO** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A ONE-FOOT DISTANCE SEPARATION BETWEEN THE PRINCIPAL DWELLING UNIT AND AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CASITA] WHERE SIX FEET IS REQUIRED on 0.14 acres at 2401 East McWilliams Avenue (APN 139-26-811-031), R-1 (Single Family Residential) Zone, Ward 3 (Diaz). Staff recommends DENIAL.
31. **20-0141-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MCKEE DEVELOPMENT, LLC, ET AL** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A SIX-FOOT TALL SOLID SCREEN WALL WITHIN THE FRONT YARD SETBACK AREA WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.89 acres on the west side of Thom Boulevard, approximately 100 feet north of Donnie Avenue (APN 138-12-810-009), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL.
32. **20-0153-VAR1 - VARIANCE - 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 Land Use Entitlement project request for a Variance TO ALLOW 1,027 PARKING SPACES WHERE 3,719 PARKING SPACES ARE REQUIRED on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002 and 003), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen). Staff recommends DENIAL.
33. **20-0134-WVR1 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CENTURY COMMUNITIES OF NEVADA** - For possible action on a Land Use Entitlement project request for a Waiver TO ALLOW A 12-FOOT TALL RETAINING WALL WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED on 30.04 acres at the northwest corner of W Skye Canyon Park Drive and Skye Village Road (APN 126-12-610-004), T-D (Traditional Development) Zone [ML (Medium Low) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends DENIAL.

34. **20-0145 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MAIN STREET INVESTMENTS II, LLC** - For possible action on a Land Use Entitlement project request for a Waiver OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS TO ALLOW MECHANICAL EQUIPMENT WITHIN THE RIGHT-OF-WAY WHERE SUCH IS PROHIBITED on the south side of California Street between Main Street and Casino Center Boulevard (APN 162-03-105-011), Ward 3 (Diaz). Staff recommends DENIAL.
35. **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.
36. **20-0113-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EL YAQUI MEXICAN FOOD & DESSERTS, LP - OWNER: MY CHARLESTON PLAZA, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR AN ALTERNATIVE PARKING STANDARD TO ALLOW 56 PARKING SPACES WHERE 59 ARE REQUIRED FOR A PARKING IMPAIRED COMMERCIAL DEVELOPMENT on 0.66 acres at 5100 through 5140 West Charleston Boulevard (APN 138-36-803-008), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
37. **78578 - PUBLIC HEARING - APPLICANT/OWNER: GEORGE TONY LOPEZ, ET AL** - For possible action on the following Land Use Entitlement project requests on 1.28 acres at 1616 Sunset Drive (APN 139-19-812-011), M (Industrial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
 - 37a. **78578-VAR1** - TO ALLOW CHAIN LINK FENCING AS SCREENING FOR OUTDOOR STORAGE WHERE A SOLID SCREEN WALL IS REQUIRED. Staff recommends DENIAL.
 - 37b. **78578-SDR1** - For a Major Amendment to a previously approved Site Development Plan Review (SDR-76576) TO ALLOW MODIFICATIONS FOR A HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER/INTERIOR LANDSCAPING AND TO ALLOW CHAIN-LINK FENCING WHERE SUCH IS PROHIBITED. Staff recommends DENIAL.
38. **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.

CITIZENS PARTICIPATION:

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

Facilities are provided throughout City Hall for the convenience of persons with disabilities. 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

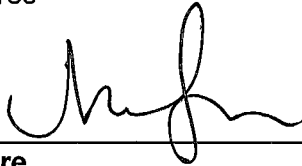
CERTIFICATE OF ELECTRONIC MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 6TH day of OCTOBER, 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 13TH day of
OCTOBER, 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

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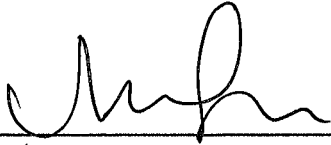
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in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization
whose name appears on the list maintained in the Department of Planning.

Nora Lares



Signature
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