

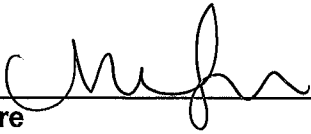
CERTIFICATE OF POSTING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares, an employee of the City of Las Vegas, Nevada,
says that on the 31ST day of AUGUST, 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 8TH day
of SEPTEMBER, 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 citycouncil@lasvegasnevada.gov, by mailing to the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101.

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

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

September 8, 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 August 11, 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. **20-0062-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: TEN15 HUNTRIDGE, LLC** - For possible action on a Land Use Entitlement project request for a first Extension of Time of an approved Special Use Permit (SUP-73543) FOR A PROPOSED 2,010 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 1122 South Maryland Parkway (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.
8. **20-0070-TMP1 - TENTATIVE MAP - SKYE CANYON II PHASE 3A - PARCEL 2.03 PH 2 - APPLICANT/OWNER: CENTURY COMMUNITIES NEVADA, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 56-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.21 acres on the east side of Skye Park Drive, approximately 825 feet south of Grand Canyon Drive (APN 125-07-114-052), T-D (Traditional Development) Zone [MLA (Residential Medium Low - Attached) Skye Canyon Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.

9. **20-0082-TMP1 - TENTATIVE MAP - CASTELLANA - APPLICANT: WILLIAM LYON HOMES - OWNER: HOWARD HUGHES COMPANY, LLC** - For possible action on a Land Use Entitlement project request for a Tentative Map FOR A 115-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 21.16 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (APN 137-27-617-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seaman). 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. **20-0085-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GREYSTONE NEVADA, LLC** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW A 21-FOOT FRONT YARD SETBACK WHERE 25 FEET IS THE MINIMUM REQUIRED FOR LOT 8 OF A PREVIOUSLY APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 4.48 acres on the east side of Bradley Road, approximately 315 feet north of Rome Boulevard (APN 125-24-701-005), R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) Zone, Ward 6 (Fiore). Staff recommends APPROVAL.
11. **20-0048-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MICHAEL C. SMITH - OWNER: SUMMERHILL-PINE, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 522 SQUARE-FOOT MASSAGE ESTABLISHMENT USE WITH WAIVERS TO ALLOW A ZERO-FOOT SEPARATION FROM AN INDIVIDUAL CARE CENTER LICENSED FOR MORE THAN 12 CHILDREN, A PARCEL ZONED FOR RESIDENTIAL USE AND 118 FEET FROM A CITY PARK WHERE 400 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7477 West Lake Mead Boulevard, Suite #240 (APN 138-22-316-014), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.
12. **20-0084-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: REMINGTON COMMERCIAL VIII, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH USE at the northwest corner of Oso Blanco Road and Durango Drive (APN 125-17-314-006), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation], Ward 6 (Fiore). Staff recommends APPROVAL.
13. **20-0090-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: WFT NV, LLC** - For possible action on a Land Use Entitlement project request for a Special Use Permit FOR A PROPOSED 377 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITH A 600 SQUARE-FOOT OUTDOOR SEATING AREA at 2620 Regatta Drive, Suite #119 (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.
14. **20-0051-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a portion of public drainage and sewer easements generally located on Stephen Avenue, west of Hualapai Way (APN 126-36-601-011), Ward 6 (Fiore). Staff recommends APPROVAL.
15. **20-0064-VAC1 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GLENEAGLES VILLAGE HOMEOWNERS ASSOCIATION** - For possible action on a Land Use Entitlement project request for a Petition to Vacate patent easements at the northwest corner of Dorrell Lane and Campbell Road (APNs Multiple), Ward 6 (Fiore). Staff recommends APPROVAL.

16. **20-0065-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: AH USA SERIES 2, LLC - OWNER: CHARLESTON VILLAGE HOMEOWNERS ASSOCIATION** - For possible action on a Land Use Entitlement project request for a Petition to vacate a sewer easement generally located at the northwest corner of Wales Green Lane and Hampton Lane (APN 140-31-801-001), Ward 3 (Diaz). Staff recommends APPROVAL.
17. **20-0068-VAC1 - VACATION - PUBLIC HEARING - APPLICANT: LENNAR HOMES - OWNER: GREYSTONE NEVADA, LLC** - For possible action on a Land Use Entitlement project request for a Petition to Vacate a 30-foot wide public sewer easement generally located at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), Ward 2 (Seaman). Staff recommends APPROVAL.

PUBLIC HEARING ITEMS:

18. **ABEYANCE - 78759 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC, ET AL** - For possible action on the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear). Staff recommends APPROVAL on the Land Use Entitlement project.
- 18a. **ABEYANCE - 78759-VAR1** - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED. Staff recommends APPROVAL.
- 18b. **ABEYANCE - 78759-SDR1** - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS. Staff recommends APPROVAL.
19. **ABEYANCE - 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.
- 19a. **ABEYANCE - 20-0004-VAR1** - TO ALLOW TRAIL AS A SUFFIX WHERE SUCH IS NOT ALLOWED; TO ALLOW A STREET NAME CHANGE TO SUNSTONE PARKWAY WHERE SUNSTONE STREET ALREADY EXISTS AND EDGESTONE DRIVE WHERE EDGESTONE AVENUE ALREADY EXISTS. Staff recommends DENIAL.
- 19b. **ABEYANCE - 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: EDGESTONE DRIVE AND FROM: LOG CABIN WAY TO: SUNSTONE PARKWAY. Staff recommends DENIAL.
20. **20-0081 - PUBLIC HEARING - APPLICANT/OWNER: LONE MOUNTAIN ESTATES, LLC** - For possible action on the following Land Use Entitlement project requests on 4.97 acres at the southeast corner of Helena Avenue and Grand Canyon Drive (APN 138-06-701-022), R-E (Residence Estates) Zone, Ward 4 (Anthony). Staff recommends DENIAL on the Land Use Entitlement project.
- 20a. **20-0081-VAR1** - TO ALLOW A 13,102 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 1. Staff recommends DENIAL.
- 20b. **20-0081-VAR2** - TO ALLOW A 15,800 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 2. Staff recommends DENIAL.

- 20c. **20-0081-VAR3** - TO ALLOW A 15,897 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 3. Staff recommends DENIAL.
- 20d. **20-0081-VAR4** - TO ALLOW A 16,759 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 4. Staff recommends DENIAL.
- 20e. **20-0081-VAR5** - TO ALLOW A 15,183 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 5. Staff recommends DENIAL.
- 20f. **20-0081-VAR6** - TO ALLOW A 16,408 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 6. Staff recommends DENIAL.
- 20g. **20-0081-VAR7** - TO ALLOW A 15,393 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 7. Staff recommends DENIAL.
- 20h. **20-0081-VAR8** - TO ALLOW A 15,294 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 8. Staff recommends DENIAL.
- 20i. **20-0081-VAR9** - TO ALLOW A 13,605 SQUARE-FOOT LOT SIZE WHERE 18,000 SQUARE FEET IS THE MINIMUM ALLOWED, A 20-FOOT FRONT YARD SETBACK WHERE 30 FEET IS REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR LOT 9. Staff recommends DENIAL.
- 20j. **20-0081-VAR10** - TO ALLOW A HAMMERHEAD STUB STREET TERMINUS WHERE A CUL-DE-SAC IS REQUIRED. Staff recommends DENIAL.
- 20k. **20-0081-VAR11** - TO ALLOW RTC (REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA) RURAL OFF-SITE IMPROVEMENTS WHERE TITLE 19 OFF-SITE IMPROVEMENTS ARE REQUIRED. Staff recommends DENIAL.
- 20l. **20-0081-TMP1** - JENSEN & HELENA AREA 6 - FOR A NINE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION. Staff recommends DENIAL.
- 21. **78560-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAUL CARROZA** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW AN EXISTING SEVEN-FOOT TALL FENCE IN THE FRONT YARD WHERE FIVE FEET WITH TWO FEET SOLID IS THE MAXIMUM ALLOWED on 0.46 acres at 1920 West Oakey Boulevard (APN 162-04-210-090), R-E (Residence Estates) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 22. **20-0031-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL J DEAN** - For possible action on a Land Use Entitlement project request for a Variance TO ALLOW FIVE ADDRESSES WHERE ONE IS ALLOWED FOR A PREVIOUSLY APPROVED SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), R-4 (High Density Residential) Zone, Ward 1 (Knudsen). Staff recommends DENIAL.
- 23. **20-0036 - PUBLIC HEARING - APPLICANT: TERRIBLE HERBST - OWNER: BELL REAL ESTATE, LLC** - For possible action on the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz). Staff recommends DENIAL on the Land Use Entitlement project.
- 23a. **20-0036-SUP1** - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE. Staff recommends DENIAL.

- 23b. **20-0036-SUP2** - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE. Staff recommends DENIAL.
- 23c. **20-0036-SDR1** - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS. Staff recommends DENIAL.
24. **20-0071 - PUBLIC HEARING - APPLICANT: LIVING GRACE FOURSQUARE CHURCH - OWNER: FIRST THAI-LAOTIAN PRESBYTERIAN CHURCH** - For possible action on the following Land Use Entitlement project requests on 2.50 acres at 2400 North Michael Way (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Crear). Staff recommends DENIAL on the Land Use Entitlement project.
- 24a. **20-0071-SUP1** - FOR A CHURCH/HOUSE OF WORSHIP USE. Staff recommends DENIAL.
- 24b. **20-0071-SDR1** - FOR A 16,870 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP. Staff recommends DENIAL.
25. **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.
- 25a. **20-0092-SUP1** - FOR AN OPEN AIR VENDING USE. Staff recommends DENIAL.
- 25b. **20-0092-SDR1** - FOR A PROPOSED OUTDOOR FOOD COURT AND DINING AREA. Staff recommends DENIAL.
26. **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.
27. **20-0067-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED CITY PARK WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS on 0.91 acres on the north side of Mount Mariah Drive, approximately 260 feet west of Martin L King Boulevard (APNs 139-21-313-025 and 021), C-1 (Limited Commercial) Zone, Ward 5 (Crear). Staff recommends APPROVAL.
28. **20-0072-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: DUTCH BROTHERS COFFEE - OWNER: STEVEN A. AND RAYNELL PHILLIPS** - For possible action on a Land Use Entitlement project request for a Site Development Plan Review FOR A PROPOSED 871 SQUARE-FOOT DRIVE THROUGH COFFEE SHOP WITH A WAIVER OF THE BUILDING ORIENTATION REQUIREMENTS on 0.52 acres at 6651 West Charleston Boulevard (APN 163-02-104-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

CITIZENS PARTICIPATION:

29. 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.

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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

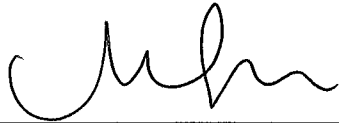
CERTIFICATE OF MAILING

(Posting required under the provisions of NRS Chapter 241)

Nora Lares

_____, an employee of the City of Las Vegas, Nevada,
says that on the 31ST day of AUGUST, 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 8TH day of
SEPTEMBER, 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

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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 **31ST** day of **AUGUST**, **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 **8TH** day of
SEPTEMBER, **2020**, at **6:00PM**, in Las Vegas, Nevada, was
electronically mailed (emailed) to each person and/or organization whose name appears on the list
maintained in the Department of Planning.

Nora Lares



Signature
Department of Planning

Nora Lares

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Agenda Mailing_updated 08.31.2020

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