



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 18, 2021**

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED:

ONLINE AT [HTTPS://CLARKCOUNTYNV.GOV](https://clarkcountynv.gov) AND NEVADA PUBLIC NOTICE AT [HTTPS://NOTICE.NV.GOV/](https://notice.nv.gov/), AND AT THE CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY; WINCHESTER COMMUNITY CENTER, 3130 MCLEOD DRIVE; PARADISE COMMUNITY CENTER, 4775 MCLEOD DRIVE; WEST FLAMINGO SENIOR CENTER, 6255 W. FLAMINGO ROAD; REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA, 600 S. GRAND CENTRAL PARKWAY; LAS VEGAS, NV

The Clark County Commission Chambers are accessible to the handicapped. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request.

A copy of the agenda sheets for this meeting can be found on <https://ClarkCountyNV.gov> by clicking “Top Services” and selecting “Meetings & Agendas”. Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking “Services” and selecting “Land Use Documents”, visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89155, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 21 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

ITEMS 22 – 31 are non-routine public hearing items for possible action.

These items will be considered separately. Items 22 through 28 & item 31 will be forwarded to the Board of County Commissioners' meeting for final action on 06/16/21 at 9:00 a.m., unless otherwise announced. Item 30 will be forwarded to the Board of County Commissioners' meeting for final action on 06/02/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 31 are final action, unless appealed or otherwise announced.

If appealed within five (5) working days, these items will be forwarded to the 06/16/21 Board of County Commissioners' meeting at 9:00 a.m. in these chambers. Notice of appeals can be found on our website in the Notice of Final Action for this meeting (address above), at the Clark County Government Center, Current Planning Division or by calling (702) 455-4314.

If you wish to speak to the Planning Commission about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the beginning and end of this agenda. Comments will be limited to 3 minutes. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Planning Commission has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. Public Comments - Comments by the General Public. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 - 21):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:
DESIGN REVIEWS for the following: 1) signage; and 2) lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action)
5. ET-21-400047 (UC-18-0907)-TEACHERS APPLE PRE-SCHOOL, INC.:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow a home occupation to be conducted outside; 2) allow more than 1 student at a time for a proposed home occupation (dog training); 3) allow an employee other than family members; and 4) allow an existing accessory structure (storage container) not architecturally compatible with the principal dwelling in conjunction with an existing single family residence on a portion of 1.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Windmill Lane and the east side of Gilespie Street within Enterprise. MN/rk/jo (For possible action)
6. UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:
HOLDOVER USE PERMIT for a school (kindergarten through 8th grade).
DESIGN REVIEW for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action)
7. UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a vehicle paint and body shop not in conjunction with vehicle sales; 2) service bay doors facing the street; and 3) reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

8. UC-21-0135-HIGHLAND PARTNERS, LLC:
USE PERMITS for the following: 1) outside dining and drinking; and 2) on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action)
9. UC-21-0141-UTE INDIAN TRIBE:
USE PERMIT for vehicle maintenance service bay doors facing the street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nr/jd (For possible action)
10. UC-21-0151-APACHE 3, LLC:
USE PERMITS for the following: 1) reduced separation; and 2) eliminate the pedestrian access area.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with an existing restaurant within an existing shopping center on a portion of 4.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jor/jo (For possible action)
11. VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA:
VACATE AND ABANDON easements of interest to Clark County located between Horse Drive and Brent Lane (alignment), and between Cardenas Way (alignment) and Moss Way within Lower Kyle Canyon (description on file). RM/rk/jd (For possible action)
12. VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/jd (For possible action)
13. VS-21-0148-EDMOND RUSSELL TRIANGLE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road within Spring Valley (description on file). MN/sd/jd (For possible action)
14. VS-21-0154-SERENE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action)
15. WS-21-0112-SERENE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jvm/jo (For possible action)
16. TM-20-500187-SERENE, LLC:
HOLDOVER TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

17. TM-20-500188-SERENE, LLC:
HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)
18. WS-21-0142-BLAZVICK FAMILY TRUST:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ann Road, 145 feet east of Park Street within Lone Mountain. RM/jgh/jd (For possible action)
19. WS-21-0146-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ja (For possible action)
20. WS-21-0150-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action)
21. WS-21-0153-JOHNSON, RICKEY L. LIVING TRUST, ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) allow alternative screening in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Monte Cristo Way and Coley Avenue within Spring Valley. JJ/jor/jd (For possible action)

NON-ROUTINE ACTION ITEMS (22 - 31):

These items will be considered separately. Items 22 through 28 & item 31 will be forwarded to the Board of County Commissioners' meeting for final action on 06/16/21 at 9:00 a.m., unless otherwise announced. Item 30 will be forwarded to the Board of County Commissioners' meeting for final action on 06/02/21 at 9:00 a.m., unless otherwise announced.

22. PA-21-700001-LH VENTURES, LLC:
PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)
23. NZC-21-0137-LH VENTURES, LLC:
ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

24. WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:
WAIVER OF CONDITIONS of a zone change requiring to rededicate 25 feet to the back of curb for Montessouri Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessouri Street and Raven Avenue, and a radius at the intersection of Montessouri Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)
25. WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:
WAIVER OF CONDITIONS of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessouri Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessouri Street and Raven Avenue, and a radius at the intersection of Montessouri Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)
26. VS-21-0136-LV RAINBOW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)
27. VS-21-0138-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)
28. TM-21-500034-LH VENTURES, LLC:
TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)
29. VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)
30. NZC-21-0037-COUNTY OF CLARK (AVIATION):
HOLDOVER ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

31. NZC-21-0038-UL215, LLC ETAL & UW215, LLC:
HOLDOVER AMENDED ZONE CHANGE to reclassify 18.7 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action)

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.