



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JUNE 3, 2025**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. 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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 12 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 13 – 19 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 07/02/25 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 end of this agenda. 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 up to 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.
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 – 12):

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-25-0302-USA & CLARK COUNTY LEASE:
DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on an 87.30 acre portion of 207.0 acres in a PF (Public Facility) Zone. Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/jgh/kh (For possible action)
5. DR-25-0303-3829 BROADWAY, LLC:
DESIGN REVIEW for modifications to an existing vehicle maintenance building on a 0.46 acre portion of a 3.82 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect within Paradise. TS/mh/kh (For possible action)
6. ET-25-400047 (DR-22-0072)-DIAMOND VALLEY VIEW LTD:
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) distribution center; 2) lighting plan; and 3) alternative parking lot landscaping on 4.3 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise. MN/my/kh (For possible action)
7. UC-25-0079-BOTACH PROPERT, LLC:
HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)
8. UC-25-0279-HARSCH INVESTMENT PROPERTIES, LLC:
USE PERMIT to allow a medical office as a primary use in conjunction with an existing office/warehouse complex on a portion of 14.1 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/nai/kh (For possible action)
9. UC-25-0296-LV WAREHOUSE, LLC:
USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Pioneer Way, north of Tecu Avenue (alignment) within Spring Valley. MN/lm/kh (For possible action)

10. VS-25-0282-TKCZ, LLC:
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Red Rock Street and Westwind Road within Spring Valley (description on file). MN/my/kh (For possible action)
11. VS-25-0286-MARNELL ANTHONY A II REVOCABLE LIV TR & MARNELL ANTHONY A II TRS:
VACATE AND ABANDON easements of interest to Clark County located between Tomiyasu Lane and Pecos Road, and between Maule Avenue and Warm Springs Road within Paradise (description on file). JG/rp/kh (For possible action)
12. WS-25-0300-EN VOGUE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 1.34 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Reno Avenue and the west side of Koval Lane within Paradise. JG/lm/kh (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 19):

These items will be considered separately.

13. SDR-25-0304-DEAN MARTIN BUSINESS CENTER, LLC I:
SIGN DESIGN REVIEWS for the following: 1) increase the area of a proposed electronic message unit, static; 2) allow a proposed freestanding sign along a freeway; 3) reduce the setback of a proposed freestanding sign; 4) increase the number of proposed monument signs; and 5) proposed signage for a previously approved office/retail/warehouse complex on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/mh/kh (For possible action)
14. UC-25-0118-SCHMID & COOK, LLC:
HOLDOVER USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.
DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)
15. VC-25-0283-ROSENTHAL FAMILY REVOCABLE LIVING TRUST & ROSENTHAL JAMIE & LENORA TRS:
AMENDED VARIANCE to reduce the rear and side setbacks (previously notified as rear setbacks) for an existing patio cover in conjunction with an existing single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the west side of Valley View Boulevard, 190 feet north of Royal Scots Avenue within Enterprise. JJ/nai (For possible action)
16. VS-25-0291-GOLDSTROM & DEAN II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)

17. WS-25-0290-GOLDSTROM & DEAN II, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)
18. WS-25-0192-3591 BOULDER HIGHWAY, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone. Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)
19. WS-25-0278-WORKU ASRAT:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate building separation for existing accessory structures in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Single Family Residential 3.3) Zone. Generally located on the east side of Flagler Street, 55 feet north from Julesburg Drive within Enterprise. MN/nai/kh (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. 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.