



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 17, 2024**

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 – 20 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 16 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 01/22/25 at 9:00 a.m., unless otherwise announced.

ITEMS 21 – 45 are non-routine public hearing items for possible action.

These items will be considered separately. Items 29 through 45 will be forwarded to the Board of County Commissioners' meeting for final action on 01/22/25 at 9:00 a.m., unless otherwise announced.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 01/22/25 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 – 20):

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 16 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 01/22/25 at 9:00 a.m., unless otherwise announced.

4. DR-24-0591-GILCREASE ORCHARD FOUNDATION:
DESIGN REVIEW for a proposed accessory structure in conjunction with an existing farm on 58.16 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whispering Sands Drive and the east side of Tenaya Way within Lone Mountain. MK/jm/kh (For possible action)
5. DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:
DESIGN REVIEW for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone. Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action)
6. ET-24-400122 (WS-22-0084)-BAYVIEW ACQUISITIONS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) screening mechanical equipment; 2) alternative landscaping; and 3) alternative driveway geometrics. DESIGN REVIEWS for the following: 1) vehicle sales facility; and 2) alternative parking lot landscaping on 0.71 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Boulder Highway and English Avenue within Whitney. JG/tpd/kh (For possible action)
7. UC-24-0564-COUNTY OF CLARK (AVIATION) & MCM DEVELOPMENT I, LLC LEASE:
USE PERMIT for a restaurant and related facilities.
DESIGN REVIEW for a restaurant with drive-thru and outdoor dining area on a 0.82 acre portion of a 5.13 acre site within an existing shopping center in a CP (Commercial Professional) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Russell Road, 287 feet west of Eastern Avenue within Paradise. JG/jud/kh (For possible action)
8. UC-24-0584-FASHION SHOW MALL, LLC:
USE PERMIT for an urgent care facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.80 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/tpd/kh (For possible action)

9. UC-24-0609-GMD FOOD, LLC:
USE PERMIT for personal services (health club) in conjunction with an existing commercial building on 0.85 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/tpd/kh (For possible action)
10. UC-24-0610-MISSION CENTER, LLC:
USE PERMIT for a vehicle wash.
DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)
11. VS-24-0597-FREMONT BOULDER CROSSING, LLC:
VACATE AND ABANDON a portion of a right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of a right-of-way being Palm Street located between Sahara Avenue and Palm Parkway within Sunrise Manor (description on file). TS/jud/kh (For possible action)
12. DR-24-0596-FREMONT BOULDER CROSSING, LLC:
DESIGN REVIEW for a restaurant with drive-thru on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)
13. TM-24-500129-FREMONT BOULDER CROSSING, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)
14. WC-24-400126 (ZC-1312-96)-SREIT DEAN MARTIN DRIVE, LLC:
WAIVER OF CONDITIONS of a zone change requiring a design review as public hearing for signage in conjunction with a warehouse complex on 13.57 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the north side of Warm Springs Road and the east side of Dean Martin Drive within Enterprise. MN/my/kh (For possible action)
15. WS-24-0580-CANKIDS INVESTMENTS 2012, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase fill height.
DESIGN REVIEW for modifications to a previously approved single-family residential subdivision on 15.87 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Gagnier Boulevard and the south side of Wigwam Avenue within Enterprise. JJ/mh/kh (For possible action)
16. PA-24-700033-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 8.27 acres. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/rk (For possible action)
17. ZC-24-0625-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
ZONE CHANGE to reclassify 8.27 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise (description on file). MN/rk (For possible action)

18. VS-24-0624-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Mystic Cliffs Avenue (alignment) and between Bermuda Road and Aphrodite Street; a portion of a right-of-way being Cactus Avenue located between Bermuda Road and Aphrodite Street; and a portion of a right of way being Amigo Street between Cactus Avenue and Mystic Cliffs Avenue (alignment) within Enterprise (description on file). MN/hw/kh (For possible action)
19. WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)
20. TM-24-500139-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
TENTATIVE MAP consisting of 60 single-family residential lots and common lots on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

NON-ROUTINE ACTION ITEMS (21 – 45):

These items will be considered separately. Items 29 through 45 will be forwarded to the Board of County Commissioners' meeting for final action on 01/22/25 at 9:00 a.m., unless otherwise announced.

21. SDR-24-0546-215 PROPERTY, LLC
SIGN DESIGN REVIEWS for the following: 1) increase the number of freestanding signs; 2) reduce the separation between freestanding signs; 3) increase the combination of all freestanding sign areas; 4) increase the area of an electronic message unit static; and 5) allow modifications to residential adjacency standards in conjunction with an existing vehicle sales facility on 5.27 acres in a CG (Commercial General) Zone. Generally located on the north side of Rafael Rivera Way, 670 feet east of Cimarron Road within Spring Valley. MN/tpd/kh (For possible action)
22. UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:
HOLDOVER AMENDED USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)
23. UC-24-0605-REGAL I, LLC & EASTGATE THEATRE, INC. LEASE:
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) residential adjacency.
DESIGN REVIEWS for the following: 1) recreational vehicle storage; and 2) retail buildings on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the northeast corner Eastern Avenue and Pebble Road within Paradise. MN/sd/kh (For possible action)
24. VS-24-0586-DIAMOND CURVE, LLC:
VACATE AND ABANDON portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/sd/kh (For possible action)

25. WS-24-0590-DIAMOND CURVE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce landscape buffer.
DESIGN REVIEW for a proposed office building on 0.99 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side Patrick Lane, approximately 462 feet west of Lamb Boulevard within Paradise. JG/sd/kh (For possible action)
26. WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)
27. WS-24-0448-DE LEON, LILIAN & FRANCO MARLON IVAN DE LEON:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the east side of Main Street and the north side of Hobson Street within Searchlight. MN/nai/kh (For possible action)
28. WS-24-0547-A & J RENTALS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone. Generally located on the west side of Fogg Street, 360 feet south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)
29. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)
30. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)
31. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)
32. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single-Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)

33. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)
34. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)
35. PA-24-700025-DIAMOND RAVEN, LLC:
HOLDOVER PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment), and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)
36. PA-24-700024-DIAMOND RAVEN, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)
37. ZC-24-0528-DIAMOND RAVEN, LLC:
HOLDOVER ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)
38. VS-24-0530-DIAMOND RAVEN, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action)
39. WS-24-0529-DIAMOND RAVEN, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate landscape buffer; and 3) allow an attached sidewalk.
DESIGN REVIEW for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)
40. TM-24-500115-DIAMOND RAVEN, LLC:
TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)
41. PA-24-700031-KKAZ, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 5.08 acres. Generally located on the east side of Durango Drive, 805 feet north of Robindale Road within Spring Valley. MN/gc (For possible action)

42. ZC-24-0599-KKAZ, LLC:
ZONE CHANGE to reclassify 5.08 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley (description on file). MN/hw (For possible action)
43. VS-24-0598-KKAZ, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Eldorado Lane (alignment) and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/hw/kh (For possible action)
44. WS-24-0600-KKAZ, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setbacks; 2) reduce buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.
DESIGN REVIEW for a proposed multi-family, residential (condominium) development on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action)
45. TM-24-500130-KKAZ, LLC:
TENTATIVE MAP consisting of 80 multi-family residential units and common lots on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/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.