



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 5, 2023**

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 advance 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 89106, or by contacting Mara Weber 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 21 – 32 are non-routine public hearing items for possible action.

These items will be considered separately. Items 25 through 32 will be forwarded to the Board of County Commissioners' meeting on 01/03/24 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 01/03/24 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.

4. ET-23-400124 (WS-22-0342)-JM LEASING, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for setbacks in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue, 288 feet west of Miller Lane within Enterprise. JJ/tpd/syp (For possible action)
5. ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/syp (For possible action)
6. TM-23-500156-2151 SUNSET LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Sunset Road and Surrey Street within Paradise. JG/lm/syp (For possible action)
7. UC-23-0692-JONES S 300 LP:
USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 145 feet east of Bronco Street within Spring Valley. JJ/rp/syp (For possible action)
8. UC-23-0711-MATTHEW1720, LLC:
USE PERMIT for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action)
9. UC-23-0712-NOVAL LP:
USE PERMIT for a kennel (animal daycare, boarding and grooming) in conjunction with an existing shopping center on 11.0 acres in a C-2 (General Commercial) Zone in the Russell Road Transitional Corridor Overlay District. Generally located on the southwest corner of Russell Road and Pecos Road within Paradise. JG/jud/syp (For possible action)

10. VS-23-0689-CHURCH THE ROCK:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Edmond Street and Mohawk Street within Enterprise (description on file). JJ/mh/syp (For possible action)
11. VS-23-0690-POLV LLC:
VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action)
12. VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)
13. VS-23-0698-SYA GROUP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment), and between Le Baron Avenue and Silverado Ranch Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action)
14. UC-23-0682-SYA GROUP, LLC:
USE PERMIT for a daycare facility.
DESIGN REVIEW for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/syp (For possible action)
15. WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:
WAIVER OF CONDITIONS of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/r/syp (For possible action)
16. DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED:
DESIGN REVIEWS for the following: 1) gasoline station; and 2) lighting in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone. Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/r/syp (For possible action)
17. WS-23-0694-TAXPAYER:
WAIVER OF DEVELOPMENT STANDARDS to reduce interior side setbacks in conjunction with an existing single family residence on a portion of 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Rainbow Sky Street, approximately 200 feet south of Running Colors Avenue within Lone Mountain. MK/dd/syp (For possible action)
18. WS-23-0700-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/syp (For possible action)

19. WS-23-0705-FLAMINGO CAPITAL MANAGEMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) modifications to an existing shopping center; and 3) a restaurant with a drive-thru in conjunction with an existing shopping center on a 1.0 acre portion of 12.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the west side of Buffalo Drive within Spring Valley. JJ/hw/syp (For possible action)
20. WS-23-0717-RPI REGAL LP:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on 1.0 acre in a C-2 (General Commercial) (AE-70 & AE-75) Zone. Generally located on the north side of Sunset Road and the east side of Eastern Avenue within Paradise. JG/bb/syp (For possible action)

NON-ROUTINE ACTION ITEMS (21 – 32):

These items will be considered separately. Items 25 through 32 will be forwarded to the Board of County Commissioners' meeting on 01/03/24 at 9:00 a.m., unless otherwise announced.

21. SC-23-0699-COSMIC DEVELOPMENT, LLC:
STREET NAME CHANGE to name a private unnamed cul-de-sac Snowlee Court. Generally located on the north side of Ann Road, 315 feet east of Conquistador Street within Lone Mountain. RM/jud/syp (For possible action)
22. UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:
USE PERMITS for the following: 1) restaurant; 2) reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; 3) on-premises consumption of alcohol (supper club); 4) live entertainment; 5) hookah lounge; and 6) banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to allow a banquet facility not on the ground floor.
DESIGN REVIEWS for the following: 1) an outdoor kiosk; and 2) outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)
23. UC-23-0673-TAN EDISON C III:
USE PERMIT to allow an aviary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of birds allowed; and 2) reduce setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Anchorage Street and the west side of Norfolk Court within Spring Valley. MN/mh/syp (For possible action)
24. WS-23-0710-CHURCH FOURSQUARE GOSPEL INTL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce height/setback ratio.
DESIGN REVIEW for an addition to an existing place of worship on 1.3 acres in an R-1 (Single Family Residential) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Nellis Boulevard and the north and south sides of Cleveland Avenue within Sunrise Manor. TS/bb/syp (For possible action)

25. PA-23-700016-WY INVESTMENTS LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)
26. ZC-23-0288-WY INVESTMENTS, LLC:
HOLDOVER AMENDED ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (no longer needed).
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)
27. PA-23-700032-SUNSET INTERCHANGE, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action)
28. ZC-23-0672-SUNSET INTERCHANGE, LLC:
HOLDOVER ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce open space.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)
29. TM-23-500135-SUNSET INTERCHANGE, LLC:
HOLDOVER TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/md/syp (For possible action)
30. PA-23-700035-MAXIM ROSE, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)

31. ZC-23-0680-MAXIM ROSE LLC:
HOLDOVER ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) an attached (townhouse) planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setback; and 3) allow modified driveway design standards.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)
32. TM-23-500139-MAXIM ROSE LLC:
HOLDOVER TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (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.