



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, APRIL 1, 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 – 13 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. These items will be considered separately. Items 8 through 13 will be forwarded to the Board of County Commissioners' meeting for final action on 05/07/25 at 9:00 a.m., unless otherwise announced.

ITEMS 14 – 22 are non-routine public hearing items for possible action.

These items will be considered separately. Items 20 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 05/07/25 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 05/07/25 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 – 13):

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 8 through 13 will be forwarded to the Board of County Commissioners' meeting for final action on 05/07/25 at 9:00 a.m., unless otherwise announced.

4. ET-25-400019 (WS-23-0731)-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks for an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Evening Dew Drive, 330 feet south of Oakleigh Drive within Sunrise Manor. TS/my/cv (For possible action)
5. 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)
6. WS-25-0126-CACTUS SPRINGS PROPERTY, LLC: WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 49.75 acres in a CG (Commercial General) Zone and an RS80 (Residential Single-Family80) Zone in the Airport Environs (APZ-2) Overlay. Generally located on the north side of US-95, approximately 2.80 miles west of Sky Road within Northwest County. AB/bb/kh (For possible action)
7. UC-25-0131-USA FOREST SERVICE: USE PERMITS for the following: 1) school; and 2) an avocational and vocational training facility in conjunction with an existing public facility on a portion of 90.89 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located 220 feet south of Kyle Canyon Road and 840 feet east of Deer Creek Road within Mount Charleston. AB/my/cv (For possible action)
8. PA-25-700010-STARDUST TOWERS, LLC: PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 6.32 acres. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise. MN/rk (For possible action)
9. ZC-25-0141-STARDUST TOWERS, LLC: ZONE CHANGE to reclassify 6.32 acres from an RS20 (Residential Single-Family 20) Zone and a CR (Commercial Resort) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and east side of Giles Street within Enterprise (description on file). MN/rk (For possible action)

10. VS-25-0140-STAR DUST TOWERS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Giles Street and Haven Street; a portion of a right-of-way being Giles Street located between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road located between Giles Street and Haven Street within Enterprise (description on file). MN/rr/kh (For possible action)
11. WS-25-0142-STAR DUST TOWERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of dwelling units on private stub streets; 2) reduce the street intersection off-set; 3) reduce the separation from the property line to a residential driveway; and 4) reduce back of curb radius in conjunction with a proposed single-family attached residential development on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)
12. PUD-25-0143-STAR DUST TOWERS, LLC:
PLANNED UNIT DEVELOPMENT for an 83 lot single-family attached residential development with modified standards on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr (For possible action)
13. TM-25-500032-STAR DUST TOWERS, LLC:
TENTATIVE MAP consisting of 83 single family attached residential lots and common lots on 6.32 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Pebble Road and the east side of Giles Street within Enterprise. MN/rr/kh (For possible action)

NON-ROUTINE ACTION ITEMS (14 – 22):

These items will be considered separately. Items 20 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 05/07/25 at 9:00 a.m., unless otherwise announced.

14. VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard (previously not notified); a portion of right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue (previously not notified); a portion of right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard (previously not notified); and a portion of right-of-way being Cimarron Road between Wigwam Avenue and Ford Avenue within Enterprise (description on file). JJ/nai/cv (For possible action)
15. WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase fill height.
DESIGN REVIEW for a proposed single-family residential development on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action)
16. TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:
TENTATIVE MAP consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action)

17. WS-25-0099-ELDORADO SPRINGS, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Proctor Street and south of Starchild Lane within Paradise. JG/sd/kh (For possible action)
18. WS-24-0732-PLACEK, PAUL C.:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)
19. WS-25-0144-ACOSTA MARTHA ALICIA:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hillman Avenue and the east side of Cascade Street within Sunrise Manor. TS/nai/cv (For possible action)
20. PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action)
21. ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:
ZONE CHANGE to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action)
22. UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:
USE PERMITS for the following: 1) a hospital; and 2) a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and installed parking spaces; 2) eliminate reduce buffering and screening; 3) allow existing attached sidewalks; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a hospital expansion; and 2) a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/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.