



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 5, 2021**

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 – 24 are routine items for possible action.

These items may be considered in one hearing and in one motion. Items 15 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 11/03/21 at 9:00 a.m., unless otherwise announced. 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 25 – 32 are non-routine public hearing items for possible action.

These items will be considered separately. Item 25 will be forwarded to the Board of County Commissioners' meeting for final action on 10/06/21 at 9:00 a.m., unless otherwise announced. Item 32 will be forwarded to the Board of County Commissioners' meeting for final action on 10/20/21 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 11/03/21 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. 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 - 24):

These items may be considered in one hearing and in one motion. Items 15 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 11/03/21 at 9:00 a.m., unless otherwise announced. 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. AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N.:
USE PERMIT SECOND APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)
5. ET-21-400132 (VS-19-0490)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/sd/jo (For possible action)
6. UC-21-0412-HERBST FAMILY LIMITED PARTNERSHIP II:
USE PERMIT for a supper club.
DESIGN REVIEW for a supper club in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Dewey Drive, the north side of Russell Road, and the west side of Polaris Avenue within Paradise. MN/jt/jo (For possible action)
7. UC-21-0422-CRYSTALS LLC:
USE PERMIT to allow a single family attached residential structure.
DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)
8. UC-21-0425-PARADISE GARDENS SHOPPING CENTER, LLC:
USE PERMITS for the following: 1) reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use; and 2) reduce the separation from an on-premises consumption of alcohol (tavern) to a residential use in conjunction with an existing shopping center on a portion of 6.8 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, approximately 360 feet west of Maryland Parkway within Paradise. JG/sd/jo (For possible action)

9. UC-21-0434-GILL EXPRESS, INC:
USE PERMIT to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross-access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/jor/jd (For possible action)
10. UC-21-0435-HARSCH INVESTMENT PROPERTIES, LLC:
USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road, 200 feet east of Pecos Road within Paradise. JG/nr/jo (For possible action)
11. UC-21-0440-FLAMINGO TENAYA LLC:
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a place of worship and office complex on 1.8 acres in a C-P (Office and Professional) Zone. Generally located on the northwest corner of Tenaya Way and Flamingo Road within Spring Valley. JJ/al/jd (For possible action)
12. VS-21-0367-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville street and the off ramp for Sloan Road from South I-15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/jgh/jo (For possible action)
13. VS-21-0368-GK ACQUISITIONS, LLC ET AL & GRAGSON S & J FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/jgh/jd (For possible action)
14. WS-21-0427-LAS VEGAS AIRPORT CENTER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased sign area; 2) increased animated sign (electronic message unit) area; and 3) reduced setback.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing commercial center on 2.8 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/jor/jo (For possible action)
15. PA-21-700004-PRIMO HOLDINGS LLC, ET AL:
PLAN AMENDMENT to amend Maps 1.3, 7, 10, and 16 of the Transportation Element of the Clark County Comprehensive Master Plan by reducing the right-of-way width from 300 feet to 200 feet for Las Vegas Boulevard South (alignment). Generally located on Las Vegas Boulevard South (alignment) between St. Rose Parkway and the state line at Primm. MN/gc (For possible action)
16. CP-21-900394: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Maps 1.3, 7, 10, and 16), and direct staff accordingly. (For possible action)

17. NZC-21-0411-VANDERMEER, LLC:
ZONE CHANGE to reclassify 28.7 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an M-D (Designed Manufacturing) Zone for a warehouse and distribution center complex.
USE PERMIT to allow loading spaces for a distribution center to be unscreened from a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce throat depth; and 3) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County (description on file). MN/jt/jd (For possible action)
18. TM-21-500123-VANDERMEER, LLC:
TENTATIVE MAP consisting of 1 commercial lot and common lots on 28.7 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County. MN/jt/jd (For possible action)
19. NZC-21-0416-OLYMPIA COMPANIES, LLC:
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action)
20. VS-21-0417-OLYMPIA COMPANIES, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)
21. TM-21-500126-OLYMPIA COMPANIES, LLC:
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action)
22. NZC-21-0421-MILAN T TRUST & TIBERTI RENALDO TRS:
ZONE CHANGE to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/jt/jd (For possible action)

23. NZC-21-0423-TROP GC APTS, LLC:
ZONE CHANGE to reclassify 2.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) site modifications to a previously approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)
24. VS-21-0424-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)

NON-ROUTINE ACTION ITEMS (25 - 32):

These items will be considered separately. Item 25 will be forwarded to the Board of County Commissioners' meeting for final action on 10/06/21 at 9:00 a.m., unless otherwise announced. Item 32 will be forwarded to the Board of County Commissioners' meeting for final action on 10/20/21 at 9:00 a.m., unless otherwise announced.

25. UC-20-0493-5051 SLV, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics (previously not notified).
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade (previously not notified) on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)
26. UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:
HOLDOVER USE PERMIT to allow an accessory structure (carport) to not be architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) reduced setback of an existing accessory structure (carport) in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street within Sunrise Manor. MK/jor/jo (For possible action)
27. UC-21-0389-PALM 32 LLC:
USE PERMIT for reduced separation to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced landscaping.
DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)

28. UC-21-0430-DONNER KEVIN:
USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)
29. WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action)
30. WS-21-0429-THEODORE JAMASON & MILTON K:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action)
31. WS-21-0436-CLAUS, THOMAS AUGUSTUS:
WAIVER OF DEVELOPMENT STANDARDS to allow a non-decorative (solid metal) fence in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Billman Avenue, 250 feet west of Sandhill Road within Paradise. TS/jor/jo (For possible action)
32. NZC-21-0383-AGCOM I, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.
DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (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.