



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 18, 2022**

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. Item 20 will be forwarded to the Board of County Commissioners' meeting for final action on 02/16/22 at 9:00 a.m., unless otherwise announced.

ITEMS 21 – 26 are non-routine public hearing items for possible action.

These items will be considered separately. Item 22 will be forwarded to the Board of County Commissioners' meeting for final action on 02/02/22 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 02/16/22 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 - 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. Item 20 will be forwarded to the Board of County Commissioners' meeting for final action on 02/16/22 at 9:00 a.m., unless otherwise announced.

4. ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce setbacks; 2) allow an accessory structure not architecturally compatible with the principal building; 3) increase the number of driveways to two; and 4) reduce distance from curb return 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 Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)
5. UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:
AMENDED HOLDOVER USE PERMITS for the following: 1) minor training facility (no longer needed); 2) medium manufacturing (previously not notified); and 3) major training facility (previously not notified) within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)
6. UC-21-0636-APEX LAS VEGAS, LLC:
HOLDOVER USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) nonstandard landscaping; and 3) alternative standards for perimeter fence.
DESIGN REVIEW for the conversion of a motel to a multiple family residential development on 5.2 acres in an H-1 (Limited Resort and Hotel) (AE-60) Zone. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/ja/jo (For possible action)
7. UC-21-0673-PECOS ROAD NV, LLC:
USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on 0.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action)
8. UC-21-0675-MCKAY, KELLENE & FLETCHER JACK WILLIAM:
USE PERMIT to allow an on-site employee who is not a family member in conjunction with an existing home occupation within an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Burnham Avenue and the north side of Robindale Road within Paradise. MN/jor/jo (For possible action)

9. UC-21-0681-RENO JONES, LLC:
USE PERMIT for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action)
10. UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:
USE PERMIT for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action)
11. UC-21-0685-NEVADA SUNSET MANAGEMENTS, LLC:
USE PERMIT for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/md/jo (For possible action)
12. UC-21-0691-DEAN, DAVID & SARAH:
USE PERMIT to allow an accessory use (horses and shade structure) prior to the principal use (dwelling) on 1.0 acre in an R-E (Residential Estates) (RNP-I) Zone. Generally located on the east side of Schuster Street, 150 feet south of Mardon Avenue within Enterprise. MN/jvm/jo (For possible action)
13. UC-21-0692-SKYBELL, LLC:
USE PERMIT for a communication tower and associated equipment.
DESIGN REVIEW for a communication tower and associated equipment on 2.5 acres in an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the south side of Hacienda Avenue, 286 feet west of Polaris Avenue within Paradise. MN/jvm/jo (For possible action)
14. VS-21-0581-ARIA RESORT & CASINO HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Harmon Avenue and Park Avenue and between Frank Sinatra Drive and Las Vegas Boulevard South within Paradise (description on file). JG/jgh/jd (For possible action)
15. VS-21-0687-COLEN SHELDON & SOTO ANGELA:
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action)
16. VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)
17. VS-21-0690-COUNTY OF CLARK:
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)
18. VS-21-0693-LV PECOS ROAD LP:
VACATE AND ABANDON easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise (description on file). JG/nr/jo (For possible action)

19. WS-21-0697-LIVERMORE DAVID LEROY & HOPP DORINDA SUE:
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a principal structure and a proposed accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Mustang Street and the north side of Hermes Stables Court within Lone Mountain. MK/jvm/jo (For possible action)
20. NZC-21-0678-JEAN DEVELOPMENT WEST:
ZONE CHANGE to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.
DESIGN REVIEW for a conceptual distribution center. Generally located on the north and south sides of State Route 161 (alignment) and the east and west sides of I-15 within South County (description on file). JJ/MN/jt/jo (For possible action)

NON-ROUTINE ACTION ITEMS (21 - 26):

These items will be considered separately. Item 22 will be forwarded to the Board of County Commissioners' meeting for final action on 02/02/22 at 9:00 a.m., unless otherwise announced.

21. UC-21-0567-DIAMANTE CANYON, LLC:
HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.
DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)
22. UC-21-0657-RENEGADES MINES PARTNERS, LLC:
HOLDOVER USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: 1) a heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)
23. UC-21-0686-CENTRO EVANGELISTICO PALABRA:
USE PERMIT for a school on a portion of a previously approved place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) driveway geometrics.
DESIGN REVIEW for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/sd/jo (For possible action)
24. WS-21-0648-AMH NV8 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action)

25. WS-21-0696-LEGACY KIMBERLY, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping for an approved congregate care facility.
DESIGN REVIEW for a congregate care facility on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/jvm/jo (For possible action)

ORDINANCE

26. ORD-21-900826: Review an ordinance modifying Title 30 to allow an alternative housing option in specific multiple family zoning districts. (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.