



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JUNE 6, 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 – 14 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 15 – 18 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 17 & 18 will be forwarded to the Board of County Commissioners' meeting for final action on 06/21/23 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 07/18/23 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](mailto: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 - 14):**

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. AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.  
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)
5. TM-23-500043-MKTSLVBL, LLC:  
TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action)
6. UC-23-0157-ILUMINA FLAMINGO LP:  
USE PERMITS for the following: 1) allow office as a principal use (work-share/office spaces); and 2) health club.  
DESIGN REVIEW for site changes for a previously approved multiple family residential development on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/jor/syp (For possible action)
7. UC-23-0159-SRMF TOWN SQUARE OWNER, LLC:  
USE PERMIT for a recreational facility.  
WAIVER OF DEVELOPMENT STANDARDS to encroach into air space.  
DESIGN REVIEW for a recreational facility (professionally designed putting course) with a restaurant, bar, and outside playground area in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/rk/syp (For possible action)

8. UC-23-0162-HERBST FAMILY LP II:  
USE PERMITS for the following: 1) restaurants; 2) outside dining and drinking; and 3) retail sales and service.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate the required 48 inch wide pedestrian access around the perimeter of the outside dining area.  
DESIGN REVIEWS for the following: 1) restaurants with outside dining and drinking; and 2) retail uses in conjunction with a parking garage, warehouse, and convenience store with gasoline station on 4.1 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/md/syp (For possible action)
9. UC-23-0186-SERENE CENTER, LLC:  
USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant in a commercial center on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Spencer Street and the north side of Serene Avenue within Paradise. MN/hw/syp (For possible action)
10. VS-23-0170-UNLV RESEARCH FOUNDATION:  
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Jim Rogers Way, and between Sunset Road and Patrick Lane within Spring Valley (description on file). MN/jgh/syp (For possible action)
11. WS-23-0121-LAGOON INVESTMENTS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.  
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/al/syp (For possible action)
12. WS-23-0155- AMH NV 14 DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements in the right-of-way for a single family residential development on 6.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Cactus Avenue and the west side of Mann Street within Enterprise. JJ/jud/syp (For possible action)
13. WS-23-0158-AMH NV4 DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements in the right-of-way for a single family residential development on 8.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jud/syp (For possible action)
14. WS-23-0166-POINTE FLAMINGO HOLDINGS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for parking lot landscaping.  
DESIGN REVIEW for a convenience store and gasoline station on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Flamingo Road and Eastern Avenue within Paradise. TS/sd/syp (For possible action)

#### **NON-ROUTINE ACTION ITEMS (15 - 18):**

These items will be considered separately. Items 17 & 18 will be forwarded to the Board of County Commissioners' meeting for final action on 06/21/23 at 9:00 a.m., unless otherwise announced.

15. UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:  
AMENDED HOLDOVER USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure and approach distances (previously not notified); 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant with drive-thru; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)
16. UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:  
USE PERMIT for a swap meet (outdoor).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) landscaping.  
DESIGN REVIEW for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action)
17. PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)
18. ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.  
USE PERMITS for the following: 1) allow stacking above the height of the screen fence (previously not notified); and 2) allow outside storage which is not screened from right-of-way and an adjacent less intense use (previously not notified).  
DESIGN REVIEW for an outside storage yard (previously not notified). Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/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.