



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, APRIL 2, 2024**

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 Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 25 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 18 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 05/08/24 at 9:00 a.m., unless otherwise announced.

ITEMS 26 – 31 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 05/08/24 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 – 25):

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 18 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 05/08/24 at 9:00 a.m., unless otherwise announced.

4. AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action)
5. AR-24-400016 (UC-22-0688)-CENTER FOR SPIRITUAL LIVING:
USE PERMIT FIRST APPLICATION FOR REVIEW for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CP (Commercial Professional) Zone. Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/my/ng (For possible action)
6. AR-24-400019 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:
DESIGN REVIEW SECOND APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/jm/ng (For possible action)
7. ET-24-400017 (WS-20-0028)-702 CAPITAL GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/my/ng (For possible action)
8. TM-24-500010-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP for a 1 lot commercial subdivision on a portion of 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the south side of Reno Avenue, 280 feet east of Haven Street within Paradise. JG/dd/ng (For possible action)

9. UC-24-0027-ZAD INVESTMENT, LLC:
USE PERMIT for an urgent care facility on 1.9 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side of Maryland Parkway, 830 feet south of Vegas Valley Drive within Winchester. TS/rr/ng (For possible action)
10. UC-24-0028-4401 WILSHIRE LP:
USE PERMIT for a vocational training facility in conjunction with an existing office building on a 0.6 acre portion of 14.2 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Diablo Drive within Spring Valley. JJ/lm/ng (For possible action)
11. UC-24-0039-LU FAMILY COMPANY, LLC:
USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern establishment on 0.9 acres in an IL (Industrial Light) Zone. Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (For possible action)
12. VS-24-0036-LV WS CIMARRON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/rp/ng (For possible action)
13. WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space. DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94.0 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/bb/syp (For possible action)
14. WS-24-0012-NEVADA POWER COMPANY:
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum decibel levels in conjunction with an electrical substation and battery energy storage system on 60.1 acres in an IH (Industrial Heavy) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/jm/ng (For possible action)
15. WS-24-0019-RED ROCK MEMORIAL PARK, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for access gate setback. DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) eliminate off-site pedestrian connection at SR 159; 3) modifications to a previously approved cemetery and funeral home; and 4) lighting plan on 91.0 acres in an RS80 (Residential Single Family 80) Zone within the Red Rock Overlay. Generally located on the north side of SR 159, approximately 1.5 miles west of intersection SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/bb/ng (For possible action)
16. WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action)

17. WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (For possible action)
18. PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action)
19. ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action)
20. WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping (no longer needed); 2) wall height; 3) reduce lot area (no longer needed); 4) reduce setbacks; 5) increase fill; 6) attached sidewalks; and 7) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative building design standards; and 2) a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)
21. VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp (For possible action)
22. TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
HOLDOVER TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)
23. PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use to Business Employment on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action)
24. ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone for a proposed office/warehouse and distribution complex within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (For possible action)
25. DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action)

NON-ROUTINE ACTION ITEMS (26 – 31):

These items will be considered separately.

26. UC-23-0867-PHALEN, MONIQUE C.:
USE PERMIT for architectural compatibility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce setbacks for an existing accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone within the Historic Neighborhood Overlay. Generally located on the north side of Ottawa Drive and the east side of Spencer Street within Paradise. TS/jm/ng (For possible action)
27. WS-23-0920-PF 4090, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback.
DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)
28. WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:
WAIVER OF DEVELOPMENT STANDARDS for a setback for an attached carport.
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)
29. WS-24-0024-NEVADA C & M CORP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action)
30. WS-24-0026-VELAZQUEZ, RODOLFO & PEREZ, ARELYS ARJONA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) exterior colors.
DESIGN REVIEWS for the following: 1) an attached addition; and 2) an accessory structure in conjunction with a single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Desmond Avenue, 120 feet west of Skyland Drive within Paradise. JG/tpd/ng (For possible action)
31. WS-24-0040-CHURCH ROMAN CATHOLIC LAS VEGAS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase decorative fence and wall height; 2) street landscaping; 3) reduce access gate setback; 4) finished grade; and 5) buffering and screening standards.
DESIGN REVIEWS for the following: 1) modular classroom building; and 2) site improvements and modifications in conjunction with an existing place of worship and school on 13.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Eastern Avenue and the south side of Flamingo Road within Paradise. TS/md/ng (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.