



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 7, 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 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 – 10 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 11 – 20 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 06/05/24 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 – 10):

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. DR-24-0090-HOWARD HUGHES PROPERTIES, INC.:
DESIGN REVIEW for a proposed retail building pad site in conjunction with a developing shopping center on a 7.3 acre portion of a 13.5 acre site in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within Summerlin. JJ/sd/ng (For possible action)
5. DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:
DESIGN REVIEW for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)
6. TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:
TENTATIVE MAP consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)
7. SC-24-0083-TREASURE ISLAND LV, LLC:
STREET NAME CHANGE to change the name of an existing entrance drive of a resort hotel (Treasure Island) from Sirens Cove Boulevard to Mystère Dreams Avenue. Generally located on the south side of Spring Mountain Road and the west side of Las Vegas Boulevard South within Paradise. TS/nai/ng (For possible action)
8. UC-24-0073-MCLEOD REAL ESTATE, LLC:
USE PERMIT for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone. Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/ng (For possible action)
9. VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action)

10. WS-24-0082-TOLL SOUTH LV, LLC:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/ng (For possible action)

NON-ROUTINE ACTION ITEMS (11 – 20):

These items will be considered separately.

11. SDR-24-0048-PAUL MUNISH:
HOLDOVER SIGN DESIGN REVIEW for signage in conjunction with an existing gasoline station on 5.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Palm Gardens Drive and the west side of US 95 within South County (Laughlin). MN/bb/ng (For possible action)
12. UC-23-0867-PHALEN, MONIQUE C.:
HOLDOVER 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)
13. UC-24-0088-MALDONADO LEON FAMILY TRUST ETAL & VACA, JORGE MALDONADO TRS:
USE PERMIT for large livestock (horses).
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Gateway Road, 770 feet south of Judson Avenue within Sunrise Manor. WM/rp/ng (For possible action)
14. UC-24-0093-TING, LI TING & TSAI, JOHNSON:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; 3) reduce setback; and 4) gate setback.
DESIGN REVIEW for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)
15. TM-24-500024-TING, LI TING & TSAI, JOHNSON:
TENTATIVE MAP consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)
16. WS-24-0057-4680 MARYLAND PARKWAY, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive Maryland Parkway Overlay District Standards; and 2) parking lot landscaping.
DESIGN REVIEW for a new restaurant building on a 0.5 acre portion of 4.6 acres in conjunction with an existing shopping center in a CG (Commercial General) Airport Environs (AE-60) Zone within the Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/sd/ng (For possible action)

17. WS-24-0081-GOLD CLOUD, INC:
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action)
18. WS-24-0084-HALSTEAD, DUSTIN LEE:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks 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 northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action)
19. ZC-23-0522-AUTOZONE, INC.:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)
20. VS-23-0523-AUTOZONE, INC.:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/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.