



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 21, 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 – 21 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 22 – 34 are non-routine public hearing items for possible action.

These items will be considered separately. Items 26 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/24 at 1:00 p.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 06/18/24 Board of County Commissioners' meeting at 1:00 p.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 – 21):

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-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)
5. ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:
USE PERMIT FIRST EXTENSION OF TIME 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 CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)
6. ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/jm/ng (For possible action)
7. ET-24-400041 (UC-21-0316)-AK87 LEGACY TRUST:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jm/ng (For possible action)

8. TM-24-500030-POTOSI LTD:
TENTATIVE MAP consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay. Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action)
9. TM-24-500032-LV LOGISTICS ONE PROPERTY OWNER LP:
TENTATIVE MAP for a 1 lot industrial subdivision on 17.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/mh/ng (For possible action)
10. TM-24-500033-TZORTZIS SURVIVOR'S TRUST A ETAL & TZORTZIS, MARIA V. TRS:
TENTATIVE MAP for 1 lot commercial subdivision on 3.3 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, 343 feet south of Jonathan Drive within Enterprise. MN/rp/ng (For possible action)
11. UC-24-0108-SUNSET JONES, LLC:
USE PERMIT for a school (graduate college) within an existing retail and office complex on a 2.2 acre portion of 12.4 acres in a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. MN/dd/ng (For possible action)
12. UC-24-0124-WHITNEY, CLEA:
USE PERMITS for the following: 1) food pantry; and 2) office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) parking striping on 2.3 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Hardy Avenue within Moapa Valley. MK/mh/ng (For possible action)
13. VS-24-0106-COUNTY OF CLARK (FIRE DEPT):
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action)
14. VS-24-0109-ISAACSON, SCOTT:
VACATE AND ABANDON a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/sd/ng (For possible action)
15. VS-24-0110-KENOWOYO INVESTMENT I, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Doe Avenue and Oakey Boulevard, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). RM/tpd/ng (For possible action)
16. VS-24-0111-EDGEL KC MAX TRUST & EDGEL KC MAX TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hite Lane (alignment) and Racel Street, and between Scottie Street and Hurtado Street within Lower Kyle Canyon (description on file). RM/dd/ng (For possible action)
17. VS-24-0117-GREYSTONE NEVADA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane (alignment), and between Tee Pee Lane (alignment) and Fort Apache Road within Lone Mountain (description on file). RM/rp/ng (For possible action)

18. VS-24-0122-DIAMOND WINDMILL, LLC:
VACATE AND ABANDON a portion of right-of-way being Gilespie Street located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). MN/rg/ng (For possible action)
19. VS-24-0123-ME 52 PARTNERS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Rainbow Boulevard and Tenaya Way (alignment) within Enterprise (description on file). JJ/tpd/ng (For possible action)
20. WC-24-400035 (VS-23-0784)-REUVEN, YITZHAK:
WAIVER OF CONDITIONS of a vacation and abandonment of easements requiring a drainage study and compliance. Generally located on the east side of Fairfield Avenue and the north side of Mesa Verde Lane within Enterprise. MN/tpd/ng (For possible action)
21. CP-24-900233: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

NON-ROUTINE ACTION ITEMS (22 – 34):

These items will be considered separately. Items 26 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 06/18/24 at 1:00 p.m., unless otherwise announced.

22. VC-24-0103-BLUE HERON STONewater, LLC:
VARIANCE to reduce the setback for a proposed single family residence on 0.1 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 southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/ng (For possible action)
23. WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action)
24. WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action)
25. WS-24-0081-GOLD CLOUD, INC:
HOLDOVER 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)
26. PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action)

27. ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
ZONE CHANGE to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action)
28. WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) increase fill height; and 3) increase wall height.
DESIGN REVIEW for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)
29. TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
TENTATIVE MAP consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)
30. PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action)
31. ZC-24-0136-DOGWOOD HICKORY, LLC:
ZONE CHANGE to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action)
32. VS-24-0135-DOGWOOD HICKORY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action)
33. WS-24-0134-DOGWOOD HICKORY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-sites; and 5) allow a non-standard improvement within the right-of-way.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single family residential development on 8.59 acres in an RS-10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)
34. TM-24-500034-DOGWOOD HICKORY, LLC:
TENTATIVE MAP consisting of 24 single family lots on 8.59 acres in an RS10 (Single-family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/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.