



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JUNE 4, 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 – 13 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 14 – 21 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 20 & 21 will be forwarded to the Board of County Commissioners' meeting for final action on 07/03/24 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 07/03/24 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](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 – 13):**

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. TM-24-500045-MARYLAND GK LEGACY, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway (MPO) Overlay. Generally located 400 feet south of Karen Avenue on the east side of Maryland Parkway within Winchester. TS/rg/ng (For possible action)
5. UC-24-0126-WINNER PROPERTIES, LLC:  
USE PERMIT for a vocational training facility in conjunction with an existing office building on a portion of 7.81 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/bb/ng (For possible action)
6. UC-24-0137-PSI WARM SPRINGS, LLC:  
USE PERMIT for an office on 4.36 acres in an IP (Industrial Park) Zone. Generally located on the north side of Warm Springs Road and the west side of Belcastro Street within Spring Valley. MN/rr/ng (For possible action)
7. UC-24-0148-MANOUKIAN OHANNES INTER VIVOS TR:  
USE PERMIT for personal services (fitness studio) within an existing commercial/industrial complex on 2.84 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/mh/ng (For possible action)
8. UC-24-0151-CONCORD PRIME, LLC & VEGASSTARR, LLC:  
USE PERMIT for an emergency or urgent care facility within an existing retail and office complex on a portion of 3.3 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/ng (For possible action)
9. UC-24-0152-JOHNSON, JONATHAN & STEPHANIE:  
USE PERMIT for an accessory dwelling in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Donald Nelson Avenue, 300 feet west of Rio Vista Street within Lone Mountain. MK/rp/ng (For possible action)

10. VS-24-0125-GRACE PRESBYTERIAN CHURCH:  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of right-of-way being Durango Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/bb/ng (For possible action)
11. VS-24-0140-MIRAGE PROPCO, LLC:  
VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action)
12. VS-24-0141-CHARTER FACILITY SUPPORT FOUNDATION, LLC:  
VACATE AND ABANDON a portion of right-of-way being Sobb Avenue between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Patrick Lane between Jim Rogers Way and Cimarron Road; a portion of right-of-way being Cimarron Road between Patrick Lane and Post Road (alignment); and easements of interest to Clark County located between Patrick Lane and Post Road (alignment) and between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jud/ng (For possible action)
13. TM-24-500036-UNLV RESEARCH FOUNDATION:  
TENTATIVE MAP consisting of 3 commercial lots on 48.55 acres in an IP (Industrial Park) Zone. Generally located on the southwest corner of Patrick Lane and Cimarron Road within Spring Valley. MN/jud/ng (For possible action)

**NON-ROUTINE ACTION ITEMS (14 – 21):**

These items will be considered separately. Items 20 & 21 will be forwarded to the Board of County Commissioners' meeting for final action on 07/03/24 at 9:00 a.m., unless otherwise announced.

14. UC-24-0138-MONTES-HERRERA, JOSE LIVING TRUST ETAL & MONTES-HERRERA, JOSE I. TRS:  
USE PERMIT for large livestock (horse).  
WAIVER OF DEVELOPMENT STANDARDS to allow accessory uses prior to the establishment of a principal use (single-family dwelling) on 0.54 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/rr/ng (For possible action)
15. UC-24-0150-TANAKA TRUST:  
USE PERMIT for accessory dwelling units.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for a carport in conjunction with a single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located 100 feet west of Duneville Street and on the south side of Oakey Boulevard within the Spring Valley Planning Area. RM/rg/ng (For possible action)
16. WS-23-0908-KELLER CACTUS HILLS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping in conjunction with an existing mixed-use development.  
DESIGN REVIEW for landscaping and open space for modification to a parking area in conjunction with an existing mixed-use development on 8.26 acres in a U-V (Urban Village) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/bb/ng (For possible action)

17. 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)
18. WS-24-0142-GINES, VICTOR:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce building separation; and 3) increase height for accessory structures in conjunction with an existing single-family residence on 0.26 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Vanderbilt Court, 130 feet south of Wyoming Avenue within Sunrise Manor.  
TS/lm/ng (For possible action)
19. WS-24-0153-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height for an existing single-family residence on 0.51 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 north side of Wigwam Avenue within Enterprise. JJ/sd/ng (For possible action)
20. PA-24-700005-LLAMAS, DONNA E. & MAYRA A.:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 0.96 acres. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor.  
MK/rk (For possible action)
21. ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:  
ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file).  
MK/rk (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.