



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JULY 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 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 – 17 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 – 30 are non-routine public hearing items for possible action.

These items will be considered separately. Items 23 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 08/07/24 at 9:00 a.m., unless otherwise announced. Item 30 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 08/07/24 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 – 17):

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-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CLAUDIA:
DESIGN REVIEW for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast side of Macadamia Drive, 190 feet south of Pohickery Court within Sunrise Manor. WM/nai/ng (For possible action)
5. AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:
HOLDOVER 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)
6. ET-24-400052 (WS-21-0082)-SJ NIXON 2004 IRREVOCABLE TRUST:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified commercial driveway design standards.
DESIGN REVIEW for a vehicle maintenance development on 5.0 acres in an IL (Industrial Light) Zone. Generally located on the south side of Emerald Avenue, 1,070 feet west of Boulder Highway within Whitney. JG/my/ng (For possible action)
7. ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action)
8. TM-24-500054-SILVER MEADOW PROPERTIES, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 3.41 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Buffalo Drive and the south side of Sunset Road within Spring Valley. MN/nai/syp (For possible action)

9. UC-24-0161-BADURA REDWOOD 16, LLC:
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone. Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/tpd/ng (For possible action)
10. UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROPERTIES, LLC:
USE PERMIT for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/rp/ng (For possible action)
11. UC-24-0183-DARAK PROPERTIES, LLC:
USE PERMIT for a proposed retail use within an existing office building on 0.17 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Decatur Boulevard, 100 feet south of Via De Palma Drive within Spring Valley. RM/rp/ng (For possible action)
12. UC-24-0184-PINE PLAZA OFFICE, LLC:
USE PERMIT for massage establishment on a portion of 8.63 acres in a CG (Commercial General) Zone. Generally located on the north side of Patrick Lane and the west side of Fort Apache Road within Spring Valley. JJ/nai/ng (For possible action)
13. UC-24-0186-NICOLA HACIENDA LP:
USE PERMIT for a recycling center in conjunction with an existing industrial park on a portion of 4.47 acres in an IL (Industrial Light) Zone. Generally located on the south side of Hacienda Avenue, 600 feet west of Valley View Boulevard within Paradise. MN/mh/ng (For possible action)
14. UC-24-0193-BOTACH PROPERTY, LLC:
USE PERMIT for financial services on 0.68 acres in an IL (Industrial Light) Zone. Generally located on the north side of Hacienda Avenue and the east side of Procyon Street within Paradise. MN/tpd/ng (For possible action)
15. UC-24-0195-RAYMOND MANAGEMENT CO, LLC:
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse on a portion of 7.36 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the southwest corner of Post Road and Dean Martin Drive within Paradise. MN/sd/ng (For possible action)
16. VS-24-0190-NELSON, ROY C:
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Craig Road and Red Coach Avenue within Lone Mountain (description on file). RM/dd/ng (For possible action)
17. VS-24-0208-DIAMANTE CANYON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 30):

These items will be considered separately. Items 23 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 08/07/24 at 9:00 a.m., unless otherwise announced. Item 30 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.

18. UC-24-0138-MONTES-HERRERA, JOSE LIVING TRUST ETAL & MONTES-HERRERA, JOSE I. TRS:
HOLDOVER 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)
19. UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:
USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.
DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)
20. 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)
21. WS-24-0179-ESPEJEL ARMANDO GALINDO ETAL & ROMERO-ALARCON MA ELEAZAAR:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation for accessory structures in conjunction with an existing single-family residence on 0.34 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Raymert Drive, 145 feet east of Sandhill Road within Paradise. TS/tpd/ng (For possible action)
22. WS-24-0201-CUNNINGHAM KEVIN THOMAS REVOCABLE LIVING TRUST & CUNNINGHAM KEVIN THOMAS TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence in conjunction with an existing single-family residence on 0.21 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Zicker Avenue, 100 feet east of Indian Run Falls Lane within Paradise. MN/mh/ng (For possible action)
23. PA-24-700006-USA:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)
24. ZC-24-0169-USA:
HOLDOVER ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

25. WS-24-0170-USA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)
26. TM-24-500044-USA:
HOLDOVER TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)
27. PA-24-700008-RCIP, LLC SERIES X:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action)
28. ZC-24-0217-RCIP, LLC SERIES X:
ZONE CHANGE to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)
29. WS-24-0218-RCIP, LLC SERIES X:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening standards; and 4) reduce open space.
DESIGN REVIEW for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action)
30. PA-24-700013-GYPSUM RESOURCES, LLC:
AMENDED PLAN AMENDMENT on approximately 2,010 acres (previously notified as 2,400 acres) to redesignate the existing land use categories from Open Lands and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/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.