



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JULY 16, 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 – 29 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 24 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 08/21/24 at 9:00 a.m., unless otherwise announced.

**ITEMS 30 – 48 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 39 through 48 will be forwarded to the Board of County Commissioners' meeting for final action on 08/21/24 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 08/21/24 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 – 29):**

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 24 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 08/21/24 at 9:00 a.m., unless otherwise announced.

4. AR-24-400028 (UC-22-0668)-MEJIAS DAISY OLAZABAL:  
USE PERMIT FIRST APPLICATION FOR REVIEW for a daycare.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.  
DESIGN REVIEW for a daycare on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.  
Generally located on the south side of Flamingo Road, 140 feet west of Shepard Drive within Paradise.  
TS/jm/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-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.  
DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action)
7. ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) cemetery; and 2) funeral home.  
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)

8. ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME 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 91.00 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action)
9. TM-24-500043-THE MESA'S AT LOGANDALE, LLC:  
TENTATIVE MAP consisting of 158 residential lots and 17 common lots on 81.04 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Yamashita Street and the south side of Gubler Avenue within Moapa Valley. MK/hw/syp (For possible action)
10. TM-24-500058-NAMAZ, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 3.71 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/dd/syp (For possible action)
11. TM-24-500059-TIPPETTS BLOCK TRUST & TIPPETTS IVAN RAY & LESLIE JEAN TRS:  
TENTATIVE MAP consisting of 8 single-family lots on 4.66 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Dapple Gray Road and the south side of La Madre Way within Lone Mountain. RM/hw/syp (For possible action)
12. UC-24-0251-BLUE DIAMOND CP30 2013, LLC:  
USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action)
13. VC-24-0202-FREYMULLER-CALLAWAY FAMILY TRUST ETAL & FREYMULLER ROBERT SCOTT TRS:  
VARIANCE to reduce a setback for an expansion to an existing single-family residence on 0.39 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin Master Planned Community. Generally located on the south side of Red Arrow Drive, approximately 400 feet west of Turtle Head Peak Drive within Summerlin South. JJ/rp/ng (For possible action)
14. VS-24-0200-CHENEY THOMAS:  
VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Spring Mountain Road and between Edmond Street and Decatur Boulevard within Spring Valley (description on file). JJ/hw/ng (For possible action)
15. VS-24-0204-PROLOGIS LP:  
VACATE AND ABANDON a portion of a right-of-way being Colton Avenue located between Marion Drive and Pinion Peak Drive (alignment) within Sunrise Manor (description on file). MK/sd/ng (For possible action)

16. WS-24-0203-PROLOGIS LP:  
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.  
DESIGN REVIEW for the expansion of an existing outside storage area in conjunction with a freight transfer building on 9.93 acres in an IL (Industrial Light) Zone in the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 300 feet west of Marion Drive within Sunrise Manor. MK/sd/ng (For possible action)
17. VS-24-0206-YGNELZI, GIANNI L. & KNOWLES, AUDRA C.:  
VACATE AND ABANDON easements of interest to Clark County located between Miller Lane and Morewell Street, and between Mosaic Harbor Avenue and Tara Avenue within Spring Valley (description on file). JJ/jm/ng (For possible action)
18. VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action)
19. VS-24-0233-SOUTH VALLEY INVESTORS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action)
20. UC-24-0232-SOUTH VALLEY INVESTORS, LLC:  
AMENDED USE PERMIT for a multi-family residential development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces (no longer needed); and 4) parking space dimensions.  
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action)
21. VS-24-0235-PROLOGIS LP:  
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action)
22. VS-24-0246-COSMIC DEVELOPMENT, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Ann Road and La Mancha Avenue and between Conquistador Street and Grand Canyon Drive within Lone Mountain (description on file). RM/nai/ng (For possible action)
23. WS-24-0230-D.R. HORTON, INC:  
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action)
24. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

25. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)
26. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)
27. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)
28. PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action)
29. ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:  
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action)

**NON-ROUTINE ACTION ITEMS (30 – 48):**

These items will be considered separately. Items 39 through 48 will be forwarded to the Board of County Commissioners' meeting for final action on 08/21/24 at 9:00 a.m., unless otherwise announced.

30. SDR-24-0242-1900 DESERT INN, LLC:  
SIGN DESIGN REVIEWS to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)
31. UC-24-0226-BROIDE BENJAMIN:  
USE PERMIT to allow additional household pets (dogs).  
DESIGN REVIEW for architectural incompatibility for accessory structures in conjunction with an existing single-family residence on 1.03 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Bronco Street, 160 feet south of Edna Avenue within Spring Valley. JJ/mh/ng (For possible action)
32. WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:  
HOLDOVER 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)

33. WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Woods Avenue and the east side of Pequot Street within Sandy Valley. JJ/my/ng (For possible action)
34. WS-24-0181-PLEHN FAMILY TRUST & PLEHN JOHN & CYNTHIA TRS:  
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing single-family residence on 0.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Miami Street and the north side of Eagle Avenue within Sandy Valley. JJ/nai/ng (For possible action)
35. WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action)
36. WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Newton Drive, approximately 200 feet west of Nellis Boulevard within Paradise. TS/rp/ng (For possible action)
37. WS-24-0243-RETANA ROSIO:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action)
38. WS-24-0255-CHEN, ENHUA & STEPHANIE:  
WAIVER OF DEVELOPMENT STANDARDS to increase the hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 100 feet east of Frontier Street within Paradise. JJ/dd/syp (For possible action)
39. PA-23-700042-MAK ZAK, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)
40. ZC-23-0809-MAK ZAK, LLC:  
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)
41. PA-24-700008-RCIP, LLC SERIES X:  
HOLDOVER 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)

42. ZC-24-0217-RCIP, LLC SERIES X:  
HOLDOVER 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)
43. WS-24-0218-RCIP, LLC SERIES X:  
HOLDOVER 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)
44. PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action)
45. ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:  
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action)
46. VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:  
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action)
47. PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:  
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with modified development standards on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)
48. TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:  
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/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.