



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, AUGUST 6, 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 – 19 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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 09/04/24 at 9:00 a.m., unless otherwise announced.

**ITEMS 20 – 38 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 27 through 38 will be forwarded to the Board of County Commissioners' meeting for final action on 09/04/24 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 09/04/24 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 – 19):**

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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 09/04/24 at 9:00 a.m., unless otherwise announced.

4. SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC  
SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action)
5. ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:  
HOLDOVER 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)
6. ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:  
HOLDOVER 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 90.72 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)
7. ET-24-400070 (WS-22-0291)-NEW WEST RESIDENTIAL 2, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.  
DESIGN REVIEW for a single-family residential development on 2.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/tpd/syp (For possible action)

8. ET-24-400075 (WS-22-0194)-DR HORTON, INC.:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced setbacks in conjunction with a single-family residential development on 22.5 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rp/syp (For possible action)
9. UC-24-0286-NEVADA POWER COMPANY:  
USE PERMIT for a communication tower in conjunction with an existing public utility substation on a portion of 2.49 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Eldorado Lane (alignment) within Enterprise. MN/lm/syp (For possible action)
10. UC-24-0303-RIO FLAMINGO, LLC:  
USE PERMITS for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking,  
DESIGN REVIEWS for the following: 1) a restaurant and related facilities; and 2) outdoor dining, drinking, and cooking on 1.24 acres in an IL (Industrial Light) Zone. Generally located on the south side of Flamingo Road, 430 feet east of Valley View Boulevard within Paradise. MN/jud/syp (For possible action)
11. VS-24-0272-ELDORADO SPRINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane and between McLeod Drive and Mountainboro Lane within Paradise (description on file). JG/nai/syp (For possible action)
12. WS-24-0275-KRSHUL, REBECCA & JAMES:  
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping in conjunction with an existing single-family residence and proposed accessory structure on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nai/syp (For possible action)
13. WS-24-0283-TOLL SOUTH LV, LLC:  
WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action)
14. WS-24-0288-FORT CRAIG, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with 2 proposed single-family residences on 0.90 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fort Apache Road and the south side of Craig Road within Lone Mountain. RM/mh/syp (For possible action)
15. WS-24-0299-EAGLE VALLEY HOLDINGS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed single-family residence on 0.83 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Egan Crest Drive, 240 feet north of Ann Road within Lone Mountain. RM/mh/syp (For possible action)

16. PA-24-700014-SUNRISE 96C, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)
17. ZC-24-0304-SUNRISE 96C, LLC:  
ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)
18. VS-24-0306-SUNRISE 96C, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action)
19. DR-24-0305-SUNRISE 96C, LLC:  
DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (20 – 38):**

These items will be considered separately. Items 27 through 38 will be forwarded to the Board of County Commissioners' meeting for final action on 09/04/24 at 9:00 a.m., unless otherwise announced.

20. ET-24-400072 (WS-22-0199)-FLUET, ROBERT:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation 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 west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action)
21. UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:  
USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action)
22. WS-24-0228-UMANA WILLIAM & RAMIREZ FLORIDA:  
HOLDOVER 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)
23. WS-24-0273-TEGLIA, SEAN:  
WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for a proposed detached accessory building (garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located on the south side of Mardon Avenue, 115 feet west of Bonk Boulevard within Enterprise. MN/hw/syp (For possible action)

24. WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure 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 Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action)
25. WS-24-0290-COSMIC DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)
26. WS-24-0301-SCRIPPS BROADCAST HOLDINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) reduce setback; and 3) alternative street landscaping in conjunction with a broadcast television facility on 2.26 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Valley View Boulevard and Pioneer Avenue within Paradise. JJ/jud/syp (For possible action)
27. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)
28. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible action)
29. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action)
30. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.  
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)
31. PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 11.21 acres. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/gc (For possible action)

32. ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:  
ZONE CHANGE to reclassify 11.21 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise (description on file). JJ/rg (For possible action)
33. VS-24-0280-SHANEIVAR MOHAMMAD KHAZRAI:  
VACATE AND ABANDON easements of interest to Clark County located between Whitley Bay Avenue and Shelbourne Avenue, and between Durango Drive and Fynn Valley Drive; a portion of right-of-way being Durango Drive located between Whitley Bay Avenue and Shelbourne Avenue; and a portion of right-of-way being Mistral Avenue located between Durango Drive and Sinfeld Park Street within Enterprise (description on file). JJ/rg/syp (For possible action)
34. WS-24-0282-SHANEIVAR MOHAMMAD KHAZRAI:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase wall height; and 3) street landscaping.  
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 11.21 acres in an RS3.3 (Single-Family Residential 3.3) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action)
35. TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:  
TENTATIVE MAP consisting of 77 lots and common lots on 11.21 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action)
36. PA-24-700015-NEVADA POWER COMPANY:  
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)
37. ZC-24-0310-NEVADA POWER COMPANY:  
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)
38. UC-24-0311-NEVADA POWER COMPANY:  
USE PERMIT for a mini-warehouse facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.  
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/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.