



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, OCTOBER 1, 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 – 12 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 13 – 22 are non-routine public hearing items for possible action.**

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 11/06/24 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 – 12):**

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-24-400087 (WS-23-0399)-SZ INCOME TRUST & BOHN MICHAEL F TRS:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) alternative paving.  
DESIGN REVIEW for a commercial vehicle parking lot on a 4.69 acre portion of a 5.80 acre site in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/tpd/syp (For possible action)
5. ET-24-400089 (WS-21-0501)-HYLAND, DELBERT EARL & SANDRA H.:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height in conjunction with a single-family residence on 0.53 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jm/syp (For possible action)
6. ET-24-400092 (UC-22-0356)-BERMUDA ROAD PROPERTIES, LLC:  
USE PERMIT FIRST EXTENSION OF TIME to allow a daycare facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate parking lot landscaping.  
DESIGN REVIEW for a daycare facility and restriped parking spaces within an existing office/warehouse facility on a portion of 6.0 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Bermuda Road, 365 feet south of Sunset Road within Paradise. MN/my/syp (For possible action)
7. TM-24-500089-LV SMOB, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action)
8. UC-24-0414-COLLINS K12, LLC:  
USE PERMIT for an office.  
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.  
DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (For possible action)

9. UC-24-0425-PROPERTY WEST, LLC:  
USE PERMIT for a vehicle paint/body shop on a portion of 4.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Russell Road and the west side of Durango Drive within Spring Valley. JJ/rp/syp (For possible action)
10. VS-24-0426-GROUP XIII PROPERTIES LP:  
VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (For possible action)
11. WS-24-0377-GALLERIA SUNSET, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.  
DESIGN REVIEW for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone. Generally located 900 feet north of Galleria Drive, 675 feet west of Moser Drive (alignment) within Whitney. JG/jud/syp (For possible action)
12. WS-24-0430-SMITH, LENNY STEVEN & SUE ELLEN:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed single-family dwelling on 0.59 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Ruffian Road, 300 feet north of Tropical Parkway within Lone Mountain. RM/tpd/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (13 – 22):**

These items will be considered separately.

13. AG-24-900573: Receive a presentation, and provide a report and recommendation on a proposed amendment to the Clark County Redevelopment Plan to add 4 new redevelopment areas. (For possible action)
14. DR-24-0435-RJMB LIVING TRUST & WORL ROBERT & JEANNE MICHELINE TRS:  
DESIGN REVIEW for existing and proposed accessory structures in conjunction with an existing single-family residence on 1.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Monte Cristo Way, and the south side of La Madre Way within Lone Mountain. RM/my/syp (For possible action)
15. UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:  
HOLDOVER 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)
16. UC-24-0371-YOZZE, ANTHONY P:  
HOLDOVER USE PERMIT for accessory vehicle and watercraft storage in conjunction with an existing single-family residence on 0.79 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard, approximately 155 feet south of Corbett Street (alignment) within Lone Mountain. MK/dd/syp (For possible action)

17. UC-24-0441-GIPSY, LLC:  
USE PERMITS for the following: 1) recreational and entertainment facility; and 2) live entertainment. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) eliminate parking in conjunction with existing taverns and nightclubs on 2.2 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Paradise Road and the north and south sides of Naples Drive within Paradise. JG/nai/syp (For possible action)
18. WS-24-0379-VALENZUELA, JACQUELINE & ISMAEL:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Kell Lane, 185 feet west of Magar Street within Sunrise Manor. MK/jm/syp (For possible action)
19. VS-24-0421-CLARK REAL ESTATE HOLDINGS, LLC ETAL & GROESBECK TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Brent Lane and Guy Avenue, and between Candy Street and Woolbright Way within Lower Kyle Canyon (description on file). RM/mh/syp (For possible action)
20. WS-24-0420-STRICKER, JASON & RHONDA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separations; and 2) allow access to an arterial street in conjunction with a proposed single-family residence on 5.0 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Candy Street and Brent Lane within Lower Kyle Canyon. RM/mh/syp (For possible action)
21. WS-24-0423-EVANS KANNON & COURTNEY:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Whitney's Dream Avenue and the west side of Grand Slam Street within Moapa Valley. MK/rp/syp (For possible action)

### **ORDINANCE**

22. ORD-24-900591: Review an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (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.