



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 5, 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 – 16 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 15 & 16 will be forwarded to the Board of County Commissioners' meeting for final action on 12/04/24 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 34 are non-routine public hearing items for possible action.

These items will be considered separately. Items 32 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 12/04/24 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 12/04/24 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. 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 – 16):

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 15 & 16 will be forwarded to the Board of County Commissioners' meeting for final action on 12/04/24 at 9:00 a.m., unless otherwise announced.

4. DR-24-0481-FALK PROPERTIES, LLC:
DESIGN REVIEW for an office building addition on a 0.64 acre portion of 6.55 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone. Generally located on the north side of Twain Avenue, 150 feet west of Town Center Drive within the Summerlin South Master Planned Community. JJ/mh/kh (For possible action)
5. DR-24-0508-TROPREN, LLC:
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (For possible action)
6. AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth.
DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)
7. ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for an addition to a proposed restaurant on 0.32 acres in a CG (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action)
8. UC-24-0372-CANNON PROPERTIES, LLC:
USE PERMITS for the following: 1) outdoor storage; and 2) vehicle sales.
DESIGN REVIEW for a proposed outdoor storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action)

9. UC-24-0478-MOONDOGGIES, LLC:
USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)
10. UC-24-0490-SDE, LLC:
USE PERMIT for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the south side of Flamingo Road, 350 feet west of Spencer Street within Paradise. TS/lm/kh (For possible action)
11. UC-24-0496-WASATCH HOLDINGS, LLC:
USE PERMIT for a banquet facility on a portion of 1.91 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Flamingo Road and Pearl Street within Paradise. TS/bb/kh (For possible action)
12. UC-24-0503-HUGHES HOWARD PROPERTIES, INC.:
USE PERMIT for modified sign standards.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved shopping center on 9.58 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within the Summerlin South Master Planned Community. JJ/bb/kh (For possible action)
13. VS-24-0502-CHURCH FULL GOSPEL LV KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Buffalo Drive and Warbonnet Way within Enterprise (description on file). JJ/jm/kh (For possible action)
14. WS-24-0479-CHURCH LDS PRESIDING BISHOP:
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)
15. MPS-24-0519-HUGHES HOWARD PROPERTIES, INC.:
AMENDED MAJOR PROJECT update to the land use and Development Guide to redesignate the land use category from Park/Open Space to Commercial (previously not notified) for a 1.47 acre portion of 876.0 acres in Village 18 within the Summerlin Master Planned Community. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community. JJ/rk (For possible action)
16. ZC-24-0480-HUGHES HOWARD PROPERTIES, INC.:
ZONE CHANGE to reclassify 1.47 acres from an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a future commercial development in Summerlin Village 18. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community (description on file). JJ/rk (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 34):

These items will be considered separately. Items 32 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 12/04/24 at 9:00 a.m., unless otherwise announced.

17. UC-24-0472-SNELLING, RODNEY REX & WENDY:
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 3.93 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the south side of Frehner Avenue, 188 feet east of Lyman Street within Moapa Valley. MK/rr/kh (For possible action)
18. UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:
USE PERMIT to allow a recreational or entertainment facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action)
19. VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:
VARIANCE to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action)
20. VS-24-0482-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Belcastro Street and Tenaya Way, and a portion of a right-of-way being Torino Avenue located between Tenaya Way and Belcastro Street, and a portion of a right-of-way being Belcastro Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/mh/kh (For possible action)
21. WS-24-0483-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; and 2) reduce setbacks.
DESIGN REVIEW for a single-family residential subdivision on 1.89 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southwest corner of Torino Avenue and Belcastro Street within Enterprise. JJ/mh/kh (For possible action)
22. VS-24-0492-GILESPIE ERIE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Gilespie Street and Placid Street (alignment), and a portion of a right-of-way being Gilespie Street located between Erie Avenue and Chartan Avenue, and a portion of right-of-way being La Cienega Street located between Erie Avenue and Starr Avenue, and a portion of right-of-way being Erie Avenue located between Gilespie Street and Placid Street (alignment) within Enterprise (description on file). MN/bb/kh (For possible action)
23. WS-24-0493-GILESPIE ERIE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot areas; 2) reduce front setbacks; and 3) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential subdivision on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Erie Avenue and the east side of Gilespie Street within Enterprise. MN/bb/kh (For possible action)

24. TM-24-500103-GILESPIE ERIE, LLC:
TENTATIVE MAP consisting of 50 single-family residential lots on 26.9 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Erie Avenue and the east side of Gilespie Street within Enterprise. MN/bb/kh (For possible action)
25. WS-24-0344-ZIELINSKI MICHAEL:
WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action)
26. WS-24-0464-BAUMGARTNER, NICOLE IRENE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action)
27. WS-24-0476-DUARTE, EMIE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)
28. WS-24-0477-GARCIA FAMILY TRUST & GARCIA RALPH JR & DENISE M TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation for an accessory structure; and 2) reduce the rear setback for an addition to an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wing Shadow Circle, 700 feet east of Fort Apache Road within Lone Mountain. RM/my/kh (For possible action)
29. WS-24-0499-TERYAN ARTUR & ARMAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action)
30. WS-24-0501-KATSIKAKIS EVANGELOS:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action)
31. WS-24-0507-PIPPA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate electric vehicle charging requirements. DESIGN REVIEW for a proposed office/warehouse building in conjunction with an existing industrial complex on a portion of 7.7 acres within an 8.23 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Oquendo Road, 828 feet west of Wynn Road (alignment) within Paradise. MN/jor/kh (For possible action)

32. PA-24-700021-ZHANG, JIANWEI, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action)
33. ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)
34. WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (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.