



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 19, 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 – 15 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 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 12/18/24 at 9:00 a.m., unless otherwise announced.

ITEMS 16 – 36 are non-routine public hearing items for possible action.

These items will be considered separately. Items 24 through 35 will be forwarded to the Board of County Commissioners' meeting for final action on 12/18/24 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 12/18/24 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 – 15):

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 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 12/18/24 at 9:00 a.m., unless otherwise announced.

4. SDR-24-0513-VEGAS AIRO 1, LLC
SIGN DESIGN REVIEW to increase the area of an electronic sign (electronic message unit, static) in conjunction with a condominium hotel and retail center on 12.72 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Decatur Boulevard and the north side of Russell Road within Spring Valley. MN/rr/kh (For possible action)
5. ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the amount of agricultural livestock (small); and 2) allow accessory structures not architecturally compatible with the principal residence.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)
6. ET-24-400108 (WS-23-0319)-BURGER CUSHINERY FAMILY TRUST ETAL & CUSHINERY CHARLES TRS:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/mh/kh (For possible action)
7. ET-24-400109 (UC-23-0514)-CAMMARERI, ADRIENNE:
USE PERMIT FIRST EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/tpd/kh (For possible action)

8. TM-24-500110-ASJ COMPANIES, LLC:
TENTATIVE MAP for 1 lot commercial subdivision on 2.30 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road, 190 feet south of Huntington Cove Parkway within Spring Valley. JJ/rp/kh (For possible action)
9. TM-24-500125-NAMAZ, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 3.99 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/jor/ky (For possible action)
10. UC-24-0512-CANNON PROPERTIES, LLC:
USE PERMIT for a vehicle paint/body shop.
DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle paint/body shop on 1.15 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)
11. UC-24-0540-MD PROPERTIES, LLC & DP DRIFTWOOD, LLC:
USE PERMIT to allow an office within an existing commercial/industrial complex on 9.39 acres in an IL (Industrial Light) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/rp/kh (For possible action)
12. VS-24-0531-DRESSLER 2023 TRUST & DRESSLER RONALD THOMAS II & JAMIE LEE TRS:
VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Grand Canyon Drive, and between Severence Lane and Solar Avenue within Lone Mountain (description on file). RM/rp/kh (For possible action)
13. PA-24-700023-UNION PACIFIC RAILROAD:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)
14. ZC-24-0515-UNION PACIFIC RAILROAD:
ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area (description on file). MN/rg (For possible action)
15. UC-24-0516-UNION PACIFIC RAILROAD:
USE PERMITS for the following: 1) fuel storage; and 2) hazardous materials or waste storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate street landscaping; and 3) eliminate screening and buffering requirements.
DESIGN REVIEW for a fuel storage and hazardous material facility on a 15.47 acre portion of a 19.99 acres in an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rg/kh (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 36):

These items will be considered separately. Items 24 through 35 will be forwarded to the Board of County Commissioners' meeting for final action on 12/18/24 at 9:00 a.m., unless otherwise announced.

16. DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:
DESIGN REVIEW for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action)
17. UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:
HOLDOVER AMENDED USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)
18. VS-24-0492-GILESPIE ERIE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Starr Avenue, and between Giles pie Street and Placid Street (alignment), and a portion of a right-of-way being Giles pie 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 Giles pie Street and Placid Street (alignment) within Enterprise (description on file). MN/bb/kh (For possible action)
19. WS-24-0493-GILESPIE ERIE, LLC:
HOLDOVER 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 Giles pie Street within Enterprise. MN/bb/kh (For possible action)
20. TM-24-500103-GILESPIE ERIE, LLC:
HOLDOVER 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 Giles pie Street within Enterprise. MN/bb/kh (For possible action)
21. WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)
22. WS-24-0524-TOPETE, LETICIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence/wall height; 2) allow a non-decorative fence along a street; and 3) allow accessory structures prior to the principal structure on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Reiter Avenue, 430 feet east of Leonard Lane within the Lone Mountain Planning Area. WM/rp/kh (For possible action)

23. WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:
AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks 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 the south side of Salutations Avenue and 225 feet east (previously notified as west) of Ullom Drive within Enterprise. MN/jm/kh (For possible action)
24. PA-24-700022-BANYAI, PETER:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 1.12 acres. Generally located on the northwest corner of Apricot Lane and Smoke Ranch Road within the Lone Mountain Planning Area. WM/gc (For possible action)
25. ZC-24-0514-BANYAI, PETER:
ZONE CHANGE to reclassify 1.12 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Apricot Lane and Smoke Ranch Road within the Lone Mountain Planning Area (description on file). WM/gc (For possible action)
26. PA-24-700025-DIAMOND RAVEN, LLC:
PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment), and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)
27. PA-24-700024-DIAMOND RAVEN, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)
28. ZC-24-0528-DIAMOND RAVEN, LLC:
ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)
29. VS-24-0530-DIAMOND RAVEN, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action)
30. WS-24-0529-DIAMOND RAVEN, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate landscape buffer; and 3) allow an attached sidewalk.
DESIGN REVIEW for a single-family residential subdivision on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)
31. TM-24-500115-DIAMOND RAVEN, LLC:
TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

32. PA-24-700026-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/gc (For possible action)
33. ZC-24-0532-PACIFIC CLASSIC, LLC:
ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). RM/rg (For possible action)
34. VS-24-0533-PACIFIC CLASSIC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). RM/rg/kh (For possible action)
35. DR-24-0534-PACIFIC CLASSIC, LLC:
DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/rg/kh (For possible action)

ORDINANCE

36. ORD-24-900758: Review an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto. (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.