



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 3, 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 – 17 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 17 will be forwarded to the Board of County Commissioners' meeting for final action on 01/08/25 at 9:00 a.m., unless otherwise announced.

ITEMS 18 – 27 are non-routine public hearing items for possible action.

These items will be considered separately.

Items 24 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/08/25 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 01/08/25 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 – 17):

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 17 will be forwarded to the Board of County Commissioners' meeting for final action on 01/08/25 at 9:00 a.m., unless otherwise announced.

4. ET-24-400119 (WS-23-0337)-SEPULVEDA SALVADOR ORTEGA & LUNA ELIZABETH ARTEAGA:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the building separation between existing structures in conjunction with an existing single-family residence on 0.4 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Shadow Mountain Place, 300 feet north of Carl Avenue within the Lone Mountain planning area. WM/tpd/kh (For possible action)
5. ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:
USE PERMIT FIRST EXTENSION OF TIME for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Grand Canyon Drive within Lone Mountain. RM/jm/kh (For possible action)
6. TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC, LEASE:
TENTATIVE MAP for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action)
7. VS-24-0550-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
VACATE AND ABANDON easements of interest to Clark County located between Reymore Street and Buena Vida Street, and between Racel Street and Kyle Canyon Road within Lower Kyle Canyon (description on file). RM/my/kh (For possible action)
8. VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action)

9. UC-24-0563-INDIAN CREEK SOLUTIONS, LLC:
USE PERMIT for a vehicle wash.
DESIGN REVIEW for a vehicle wash on 2.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Serene Avenue, 330 feet west of Spencer Street within Paradise. MN/bb/kh (For possible action)
10. VS-24-0569-TPG/CORE ACQUISITIONS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/mh/kh (For possible action)
11. WS-24-0545-MARTINEZ, BLAS S.:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for accessory structures in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lone Mountain Road and the west side of Juliano Road within Lone Mountain. RM/tpd/kh (For possible action)
12. WS-24-0549-BURGER TERRY E & JANE D FAMILY TRUST & BURGER TERRY E TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed accessory structure in conjunction with an existing single-family residence on 0.20 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Red Rock Street and the north side of Saddle Avenue within Spring Valley. JJ/tpd/kh (For possible action)
13. PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:
PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ feet of right-of-way) to Las Vegas Blvd (150+ feet of right-of-way) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)
14. PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action)
15. ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:
ZONE CHANGES for the following: 1) reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and 2) reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action)
16. VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rr/kh (For possible action)

17. WS-24-0582-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS: AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height (no longer needed); and 2) modify driveway design standards. DESIGN REVIEW for a multi-family development on 7.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/rr/kh (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 27):

These items will be considered separately. Items 24 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 01/08/25 at 9:00 a.m., unless otherwise announced.

18. ET-24-400112 (WS-18-0613)-HERRERA, ALICIA: WAIVER OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Firethorn Lane, 90 feet north of Buckboard Lane within Paradise. MN/tpd/kh (For possible action)
19. WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO: 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 0.19 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)
20. WS-24-0476-DUARTE, EMIE: HOLDOVER 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)
21. WS-24-0541-TUFFANELLI AUGUSTINE 1994 TRUST ETAL & BANK WELLS FARGO NA TRS FBO SJ TUFFANELLI: WAIVER OF DEVELOPMENT STANDARDS to eliminate setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Mohigan Way at the intersection with Pima Lane within Paradise. TS/jm/kh (For possible action)
22. WS-24-0552-DENSHA HOLDINGS, LLC: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for existing accessory structures in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Katella Avenue and the east side of Solana Street within Spring Valley. MN/tpd/kh (For possible action)
23. WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS: WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed 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 east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action)
24. PA-24-700027- RAINY DAY INVESTMENTS, LLC: PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)

25. ZC-24-0557- RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)
26. WS-24-0558-RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative lot orientation; 3) reduce street intersection off-set; 4) allow attached sidewalks; 5) reduce driveway separation; and 6) increase the number of dwelling units on private stub streets.
DESIGN REVIEW for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)
27. TM-24-500122-RAINY DAY INVESTMENTS, LLC:
TENTATIVE MAP consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/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.