



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 7, 2025**

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 5 – 18 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 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/05/25 at 9:00 a.m., unless otherwise announced.

ITEMS 19 – 36 are non-routine public hearing items for possible action.

These items will be considered separately. Items 24 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 02/05/25 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 02/05/25 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. Election of Officers. (For possible action)
3. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
4. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (5 – 18):

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 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/05/25 at 9:00 a.m., unless otherwise announced.

5. DR-24-0634-MC4 CONSTRUCTION, LLC:
DESIGN REVIEW for an office/warehouse building and site improvements in conjunction with an existing office/warehouse building with outdoor storage on 9.16 acres in an IL (Industrial Light) Zone. Generally located on the north side of Emerald Avenue, 700 feet east of Stephanie Street within Whitney. JG/jud/kh (For possible action)
6. ET-24-400120 (UC-23-0374)-MILLER WILLIAM & MISTI REVOCABLE FAMILY TRUST & MILLER WILLIAM & MISTI TRS:
HOLDOVER 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)
7. TM-24-500142-VALLEY CORRIDOR OWNER LP:
TENTATIVE MAP consisting of 1 industrial lot on 11.53 acres in an IP (Industrial Park) Zone. Generally located on the west side of I-15 and the north side of Roark Avenue (alignment) within Sloan. JJ/nai/kh (For possible action)
8. UC-24-0633-WAL-MART REAL ESTATE BUSINESS TR:
USE PERMIT for a gasoline station.
DESIGN REVIEW for a convenience store with gasoline station within an existing shopping center on a portion of 19.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Hacienda Avenue, approximately 280 feet east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action)

9. UC-24-0641-B33 RENAISSANCE WEST, LLC:
USE PERMIT for a kennel in conjunction with an existing shopping center on a portion of 16.43 acres in a CG (Commercial General) Zone. Generally located on the west side of Decatur Boulevard and the north side of Flamingo Road within Spring Valley. JJ/tpd/kh (For possible action)
10. UC-24-0678-UNGER HEIDI SUE REVOCABLE LIV TR & UNGER HEIDI SUE TRS:
USE PERMIT for stables on 5.02 acres in an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Kyle Canyon Road, 1,100 feet west of Hurtado Street within Lower Kyle Canyon. AB/bb/kh (For possible action)
11. VS-24-0635-ZORNES FAMILY LP:
VACATE AND ABANDON a portion of right-of-way being Searching Bear Court located between Ann Road and La Mancha Avenue within Lone Mountain (description on file). AB/rg/kh (For possible action)
12. WS-24-0638-ALPHA INVESTMENT GROUP, INC.:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Ruffian Road, 160 feet north of Stephen Avenue within Lone Mountain. AB/nai/kh (For possible action)
13. WS-24-0639-PUEBLO DEL SOL TITLEHOLDER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) increase screen wall/fence height in conjunction with an existing manufactured home park on 54.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Nellis Boulevard, 130 feet south of Twain Avenue within Paradise. JG/my/kh (For possible action)
14. PA-24-700030-RED ROCK RV PARK, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Neighborhood Commercial (NC) on 2.94 acres of a 16.27 acre site. Generally located on the northwest corner of State Route 160 and State Route 159 within Red Rock. JJ/gc (For possible action)
15. ZC-24-0593-RED ROCK RV PARK, LLC:
ZONE CHANGES for the following: 1) reclassify 20.59 acres from an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; and 2) reclassify 2.94 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock (description on file). JJ/jud (For possible action)
16. UC-24-0594-RED ROCK RV PARK, LLC:
USE PERMITS for the following: 1) recreational vehicle park; and 2) recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed recreational vehicle park, gas station, and tavern on 23.53 acres in an RS80 (Residential Single-Family 80) Zone and a CG (Commercial General) Zone within the Red Rock Overlay. Generally located on the north side corner of State Route 160 and south of State Route 159 within Red Rock. JJ/jud/kh (For possible action)
17. ZC-24-0660-GREEN OUR PLANET:
ZONE CHANGE to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)

18. UC-24-0661-GREEN OUR PLANET:
USE PERMIT for an outdoor market.
DESIGN REVIEW for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)

NON-ROUTINE ACTION ITEMS (19 – 36):

These items will be considered separately. Items 24 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 02/05/25 at 9:00 a.m., unless otherwise announced.

19. SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC
SIGN DESIGN REVIEWS for the following: 1) reduce separation between freestanding signs; and 2) waive residential adjacency standards in conjunction with an approved restaurant on 1.16 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/dd/kh (For possible action)
20. VS-24-0649-PREMIERE REAL ESTATE HOLDINGS II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/mh/kh (For possible action)
21. UC-24-0650-PREMIERE REAL ESTATE HOLDINGS II, LLC:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) increase fence height; and 5) reduce parking.
DESIGN REVIEW for an equipment rental facility and outdoor storage and display on 11.12 acres in an IL (Industrial Light) Zone. Generally located on the northwest corner of Jones Boulevard and Blue Diamond Road within Enterprise. JJ/mh/kh (For possible action)
22. 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)
23. WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters 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 Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)
24. PA-24-700032-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:
PLAN AMENDMENT to redesignate the land use category from Low-Intensity Suburban Neighborhood (LN) to Neighborhood Commercial (NC) on 0.91 acres. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)
25. ZC-24-0615-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:
ZONE CHANGE to reclassify 0.91 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rk (For possible action)

26. UC-24-0616-ARECCO LIVING TRUST AND ARECCO, DANIEL TRS:
USE PERMIT for outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify loading spaces; 4) modify residential adjacency; 5) allow attached sidewalks; and 6) reduce driveway geometrics.
DESIGN REVIEW for a craft brewery with outdoor dining and drinking on 0.91 acres in a CG (Commercial General) Zone. Generally located on the east side of Tenaya Way and the north side of Tropical Parkway within Lone Mountain. MK/rr/kh (For possible action)
27. PA-24-700034-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 5.13 acres. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/gc (For possible action)
28. ZC-24-0628-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
ZONE CHANGE to reclassify 5.13 acres 1) from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise (description on file). JJ/gc (For possible action)
29. VS-24-0630-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
VACATE AND ABANDON easements of interest to Clark County located between Tiger Milkweed Street and Valley View Boulevard, and between Pyle Avenue and Haleh Avenue and a portion of a right-of-way being Haleh Avenue located between Tiger Milkweed Street and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)
30. WS-24-0629-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; 3) curb type; and 4) reduced right-of-way width.
DESIGN REVIEW for single-family residential homes on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)
31. TM-24-500141-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
TENTATIVE MAP consisting of 41 single-family residential lots on 5.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pyle Avenue, 300 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)
32. PA-24-700035-LANDBERG LAND INVESTORS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN), Compact Neighborhood (CN), and Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 9.43 acres of a 12.08 acre site. Generally located on the northwest corner of Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise. JJ/gc (For possible action)
33. ZC-24-0669-LANDBERG LAND INVESTORS, LLC:
ZONE CHANGE to reclassify 9.43 acres of a 12.08 acre site 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 Rainbow Boulevard (alignment) and Landberg Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)

34. VS-24-0668-LANDBERG LAND INVESTORS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Landberg Avenue and Gary Avenue and between Rosanna Street and Rainbow Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)

35. WS-24-0670-LANDBERG LAND INVESTORS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; 2) waive full off-site improvements including drainage study and compliance; and 3) reduce street dedication.
DESIGN REVIEW for a single-family detached residential subdivision on a 13.75 acre portion of 14.54 acre site in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/kh (For possible action)

36. TM-24-500145-LANDBERG LAND INVESTORS, LLC:
TENTATIVE MAP consisting of 61 lots and common lots on a 13.75 acres portion of a 14.54 acre site in an RS3.3 (Residential Single-Family 3.3) Zone & an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise. JJ/hw/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.