



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 4, 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 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. These items will be considered separately. Items 12 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 03/05/25 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 42 are non-routine public hearing items for possible action.

These items will be considered separately. Items 25 through 42 will be forwarded to the Board of County Commissioners' meeting for final action on 03/05/25 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 03/05/25 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. 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. These items will be considered separately. Items 12 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 03/05/25 at 9:00 a.m., unless otherwise announced.

4. AR-24-400129 (UC-0773-13)-VEGAS GROUP, LLC:
USE PERMIT FIFTH APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a CP (Commercial Professional) Zone. Generally located on the east side of Gilespe Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/mh/kh (For possible action)
5. UC-24-0704-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/my/kh (For possible action)
6. UC-24-0744-QC STANDBY 24, LLC:
USE PERMIT for a school.
DESIGN REVIEW for modifications to a shopping mall on a 2.0 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the north side of Katie Avenue and the east side of Maryland Parkway within Paradise. TS/bb/kh (For possible action)
7. VS-24-0729-KB HOME LAS VEGAS, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Boulder Highway and I-11 and between Park Street (alignment) and Vegas Valley Drive (alignment) within Sunrise Manor (description on file). TS/tpd/kh (For possible action)
8. WS-24-0702-PERON SANDRA REVOCABLE TRUST & PERON SANDRA TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Via Bonita Circle, 235 feet west of Fairwinds Place within Spring Valley. JJ/tpd/kh (For possible action)

9. WS-24-0721-ZS PROPCO LAS VEGAS, LLC:
 WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.
 DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action)
10. WS-24-0728-STONE LAND HOLDINGS, LLC:
 WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.
 DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)
11. TM-24-500156-STONE LAND HOLDINGS, LLC:
 TENTATIVE MAP consisting of 6 single-family residential lots on 2.16 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)
12. PA-24-700038-KAENRAT, NARIN:
 PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.50 acres. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)
13. ZC-24-0710-KAENRAT, NARIN:
 ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)
14. VS-24-0712-ACRE-AMIGO, LLC:
 VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action)
15. DR-24-0711-ACRE-AMIGO, LLC:
 DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/hw/kh (For possible action)
16. TM-24-500153-ACRE-AMIGO, LLC:
 TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 42):

These items will be considered separately. Items 25 through 42 will be forwarded to the Board of County Commissioners' meeting for final action on 03/05/25 at 9:00 a.m., unless otherwise announced.

17. SDR-24-0627-HENDERSON HILLS LAS VEGAS, LLC
 HOLDOVER 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)

18. ET-24-400139 (UC-0670-16)-LEGACY KIMBERLY, LLC:
USE PERMIT FOURTH EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit a congregate care facility to be adjacent to and accessed from local streets; and 2) reduce setbacks.
DESIGN REVIEW for a congregate care facility on 4.8 acres in an IP (Industrial Park) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/nai/kh (For possible action)
19. UC-24-0659-CEBALLOS, IVANA LAGONELL:
HOLDOVER USE PERMIT to allow a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action)
20. UC-24-0684-GROSH, VIVIAN & BRYAN, W.:
USE PERMIT for a community residence.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area within the front and side yards 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 west side of Flowerdale Court, 275 feet south of Garden Grove Avenue within Spring Valley. MN/jud/kh (For possible action)
21. 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)
22. WS-24-0578-SOGHOMONYAN, ANAHIT:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.08 acres in an RM18 (Residential Multi-Family-18) Zone. Generally located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue within Spring Valley. JJ/my/kh (For possible action)
23. WS-24-0715-DAHL DAVID D & KAY & DAHL SOLO 401K TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; and 2) reduce and eliminate street landscaping in conjunction with an existing single-family residential subdivision on 1.99 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road and the east side of Bonita Vista Street within Lone Mountain. AB/nai/kh (For possible action)
24. WS-24-0732-PLACEK, PAUL C.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; 2) reduce setbacks; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) modify residential adjacency standards for an accessory structure and an addition in conjunction 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 northwest side of Habersham Court, 200 feet north of Great Gable Drive within Enterprise. MN/my/kh (For possible action)

25. PA-24-700025-DIAMOND RAVEN, LLC:
HOLDOVER 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)
26. PA-24-700024-DIAMOND RAVEN, LLC:
HOLDOVER 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)
27. ZC-24-0528-DIAMOND RAVEN, LLC:
HOLDOVER 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)
28. VS-24-0530-DIAMOND RAVEN, LLC:
HOLDOVER 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)
29. WS-24-0529-DIAMOND RAVEN, LLC:
HOLDOVER 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)
30. TM-24-500115-DIAMOND RAVEN, LLC:
HOLDOVER 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)
31. PA-24-700039-DESERT INN SQUARE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action)
32. ZC-24-0717-DESERT INN SQUARE, LLC:
ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc (For possible action)
33. VS-24-0718-DESERT INN SQUARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)

34. WS-24-0719-DESERT INN SQUARE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)
35. TM-24-500155-DESERT INN SQUARE, LLC:
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)
36. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.82 acres. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain. AB/rk (For possible action)
37. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
ZONE CHANGE to reclassify 1.82 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Centennial Parkway, 145 feet east of Michelli Crest Way within Lone Mountain (description on file). AB/rk (For possible action)
38. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)
39. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)
40. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action)
41. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

42. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :
TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/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.