



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MARCH 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 – 12 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 – 36 are non-routine public hearing items for possible action.

These items will be considered separately. Items 21 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 04/02/25 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 04/02/25 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 – 12):

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.

4. ET-25-400003 (UC-19-0824)-ATRIUM HOLDINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce number of loading spaces; 4) alternative landscaping; 5) nonstandard off-site improvements; and 6) alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) a long term/short term lodging facility; and 2) alternative parking lot landscaping on 3.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 700 feet south of Flamingo Road within Paradise. JG/nai/kh (For possible action)
5. UC-25-0017-B F H VEGAS I, LLC:
USE PERMIT for a vehicle paint/body shop.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action)
6. UC-25-0035-SG VEGAS OWNER, LLC:
USE PERMIT to allow recreation and entertainment facilities in conjunction with an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/jm/kh (For possible action)
7. VS-24-0764-GREENMAP GROUP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and Redwood Street (alignment) and between Oquendo Road and Quail Avenue (alignment), within Spring Valley (description on file). MN/nai/kh (For possible action)
8. VS-25-0065-POST ROAD CAPITAL REAL ESTATE FUND, LP:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street (alignment) and Cameron Street (alignment), and between Sobb Avenue (alignment) and Teco Avenue (alignment); and a portion of a right-of-way being Rogers Street located between Sobb Avenue (alignment) and Teco Avenue (alignment) within Paradise (description on file). MN/mh/kh (For possible action)

9. WS-25-0066-POST ROAD CAPITAL REAL ESTATE FUND, LP:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; and 2) modify residential adjacency standards.
 DESIGN REVIEW for a proposed warehouse (data center) with accessory offices on a 9.54 acre portion of 12.3 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north and south sides of Post Road (alignment), 700 feet east of Cameron Street within Paradise. MN/mh/kh (For possible action)
10. VS-25-0124-VT1, LLC & SIERRA RIDGE STORAGE, LLC:
 VACATE AND ABANDON a portion of a right-of-way being Desert Inn Road located between Backstage Boulevard and Sandhill Road within Paradise (description on file). TS/md/kh (For possible action)
11. WS-25-0018-MOUNT CHARLESTON TRUST & MESALIC JIM D TRS:
 WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed retaining wall in conjunction with an existing single-family residence on 0.32 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located on the south side of Snow White Road, 575 feet west of Seven Dwarfs Road within Mt. Charleston. AB/hw/kh (For possible action)
12. CP-25-900102: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 36):

These items will be considered separately. Items 21 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 04/02/25 at 9:00 a.m., unless otherwise announced.

13. DR-25-0002-MAXWELL TRAVIS DEAN:
 DESIGN REVIEW for a proposed accessory structure in conjunction with an existing single-family residence on 0.72 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Bruce Street, 323 feet south of Warm Springs Road within Paradise. MN/my/kh (For possible action)
14. WC-24-400142 (SDR-24-0048)-PAUL MUNISH:
 WAIVER OF CONDITIONS of a sign design review requiring a 55 foot maximum height for the southern freestanding sign and illumination during business hours only for a previously approved freestanding sign on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Palm Gardens Drive and the west side of US 95 within the South County Planning Area. MN/hw/kh (For possible action)
15. WS-24-0732-PLACEK, PAUL C.:
 HOLDOVER 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)

16. WS-24-0755-FREEMAN, KENNETH B:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an existing accessory structure prior to a primary building; and 2) reduce setback for a proposed single-family residence on 0.29 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the east side of Western Street and the south side of El Dorado Street within South County (Nelson). MN/my/kh (For possible action)
17. WS-24-0769-CLYDE APRIL:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a patio cover in conjunction with an existing single-family residence on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Lookout Rock Circle, east of Cimarron Road within Lone Mountain. AB/my/kh (For possible action)
18. WS-25-0001-VARGAS, KARLA P MORALES:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action)
19. WS-25-0003-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Kyle Canyon Road and 360 feet west of Buena Vida Street within Lower Kyle Canyon. AB/my/kh (For possible action)
20. WS-25-0011-KAUFMAN ELENORA L TRUST & KAUFMAN MARK E TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed accessory structure 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 east side of Pecos Road and the north side of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)
21. 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)
22. 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)
23. VS-24-0530-DIAMOND RAVEN, LLC:
AMENDED 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; a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way (no longer needed) within Enterprise (description on file). JJ/hw/kh (For possible action)

24. WS-24-0529-DIAMOND RAVEN, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscape buffer (previously notified as eliminate street landscaping); 2) modify driveway design standards (previously notified as eliminate landscape buffer); and 3) allow an attached sidewalk (no longer needed).
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)
25. TM-24-500115-DIAMOND RAVEN, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 36 lots (previously 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)
26. PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)
27. ZC-24-0691-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:
HOLDOVER ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue alignment within Indian Springs (description on file). AB/rk (For possible action)
28. VS-24-0690-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/rr/kh (For possible action)
29. DR-24-0692-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:
HOLDOVER DESIGN REVIEWS for the following: 1) multi-family dwellings; 2) alternative landscape plan; and 3) final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)
30. PA-24-700040-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
HOLDOVER 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)
31. ZC-24-0722-FIGUEROA, GABRIEL ETAL & FIGUEROA-MURGUIA, HUGO:
AMENDED HOLDOVER ZONE CHANGE to reclassify 1.82 acres from an RS80 (Residential Single-Family 80) Zone (previously notified as 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)

32. PA-25-700002-Q M V III HACIENDA HOLDINGS L P:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 10.4 acres. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rk (For possible action)
33. ZC-25-0025-QMV III HACIENDA HOLDINGS L P:
ZONE CHANGE to reclassify 10.4 acres from an RS20 (Residential Single-Family 20) Zone and an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley (description on file). JJ/rk (For possible action)
34. VS-25-0026-Q M V III HACIENDA HOLDINGS L P:
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Hacienda Avenue, and between Lone Mesa Drive and Jerry Tarkanian Way; a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive; and a portion of right-of-way being Diablo Drive located between Jerry Tarkanian Way and Lone Mesa Drive within Spring Valley (description on file). JJ/rg/kh (For possible action)
35. WS-25-0029-QMV III HACIENDA HOLDINGS LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; and 3) modify uniform standard drawings.
DESIGN REVIEW for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)
36. TM-25-500002-QMV III HACIENDA HOLDINGS LP:
TENTATIVE MAP consisting of 104 single-family attached residential lots and common lots on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/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.