



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JANUARY 19, 2021**

**THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING  
LOCATIONS:**

ONLINE AT [HTTPS://CLARKCOUNTYNV.GOV](https://clarkcountynv.gov) AND NEVADA PUBLIC NOTICE AT [HTTPS://NOTICE.NV.GOV/](https://notice.nv.gov/), AND AT THE CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY; WINCHESTER COMMUNITY CENTER, 3130 MCLEOD DRIVE; PARADISE COMMUNITY CENTER, 4775 MCLEOD DRIVE; REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA, 600 S. GRAND CENTRAL PARKWAY; LAS VEGAS, NV

The Clark County Commission Chambers are accessible to the handicapped. 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 on [ClarkCountyNV.gov](http://ClarkCountyNV.gov) by clicking "Top Services" and selecting "Meetings & Agendas". 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 89155, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 11 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 12 – 29 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 18 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 02/03/21 at 9:00 a.m., unless otherwise announced. Items 21 & 22 will be forwarded to the Board of County Commissioners' meeting for final action on 01/20/21 at 9:00 a.m., unless otherwise announced. Items 23 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 02/17/21 at 9:00 a.m., unless otherwise announced.

**ALL ITEMS 4 – 29 are final action, unless appealed or otherwise announced.**

If appealed within five (5) working days, these items will be forwarded to the 02/17/21 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 on an item by computer on Zoom, go to <https://clarkcountynv.gov/planningcommissionmeeting> and enter the Meeting ID: 931 0345 1756 and Passcode: 552726. To access by phone call 1-408-638-0968 once connected enter the Meeting ID and Passcode. Please identify which item you are commenting on.

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 beginning and end of this agenda. Comments will be limited to 3 minutes. 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 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](mailto: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 - Comments by the General Public. 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.
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 - 11):**

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-20-400149 (UC-0671-16)-LEGACY JONES, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.  
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 300 feet south of Patrick Lane within Spring Valley. MN/nr/jd (For possible action)
5. TM-20-500187-SERENE, LLC:  
TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)
6. TM-20-500188-SERENE, LLC:  
TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)
7. UC-20-0517-BRE/HC LAS VEGAS PPTY HOLDING:  
USE PERMIT to allow a permanent make-up studio within an existing office building on a portion of 4.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Howard Hughes Parkway and Hughes Center Drive within Paradise. TS/nr/jd (For possible action)
8. WS-20-0438-REGENCY COVE 2.47 TRUST:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.  
DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)
9. TM-20-500150-REGENCY COVE 2.47 TRUST:  
HOLDOVER TENTATIVE MAP consisting of 16 residential lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

10. WS-20-0509-HOLMES, EDWARD E. & JOANN S.:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pacific Summit Street, approximately 130 feet north of Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)
11. WS-20-0537-DANESHFOROUZ, JACQUELYN V.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation between existing structures in conjunction with an existing single family residence located on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of El Antonio Place, 435 feet west of El Pastor Lane within Paradise. TS/md/jd (For possible action)

**NON-ROUTINE ACTION ITEMS (12 - 29):**

These items will be considered separately. Items 18 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 02/03/21 at 9:00 a.m., unless otherwise announced. Items 21 & 22 will be forwarded to the Board of County Commissioners' meeting for final action on 01/20/21 at 9:00 a.m., unless otherwise announced. Items 23 through 29 will be forwarded to the Board of County Commissioners' meeting for final action on 02/17/21 at 9:00 a.m., unless otherwise announced.

12. ET-20-400151 (UC-0670-16)-LEGACY KIMBERLY, LLC:  
USE PERMIT SECOND 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 M-D (Designed Manufacturing) Zone. Generally located on the south side of Kimberly Avenue and the west side of Broadbent Boulevard within Whitney. JG/bb/jd (For possible action)
13. UC-20-0449-ELVI ASSOCIATES, LLC:  
HOLDOVER USE PERMIT for a school in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway, approximately 335 feet north of Rochelle Avenue within Paradise. TS/jt/jd (For possible action)
14. UC-20-0516-HORSLEY, BONNIE LEE:  
USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced building separation on 1.0 acre in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the northeast corner of Richmar Avenue and Rosanna Street within Enterprise. JJ/sd/jd (For possible action)
15. UC-20-0522-MASON, TERRI HELEN & HUMLICK, ADAM AND JENNIFER:  
USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Granada Street, approximately 250 feet northeast of Del Monte Street within Laughlin. MN/sd/ja (For possible action)

16. UC-20-0532-HURD LAS VEGAS, LLC:  
USE PERMIT for a restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced throat depth; and 2) elimination of a loading zone.  
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru; and 2) alternative landscaping on 1.3 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Paradise Road, 200 feet south of Flamingo Road within Paradise. JG/bb/jd (For possible action)
17. UC-20-0539-HKM NEVADA PROPERTIES, LLC:  
USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use (single family).  
DESIGN REVIEWS for the following: 1) vehicle maintenance facility; and 2) lighting on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Bermuda Road within Enterprise. MN/md/jd (For possible action)
18. ZC-20-0284-LH VENTURES, LLC:  
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
19. VS-20-0285-LH VENTURES, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
20. AG-20-900314 HOLDOVER: Conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and authorize the Chair to sign a resolution to adopt the amendment, and direct staff accordingly. (For possible action)
21. ZC-20-0521-K & J'S EXCELLENT ADVENTURE, LLC:  
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to C-1 (Local Business) P-C (Planned Community Overlay District) Zone to C-1 (Local Business) P-C (Planned Community Overlay District) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative street landscaping; 2) increase wall height; 3) allow access on a local residential street; 4) reduce driveway departure distances from the intersection; and 5) modified driveway design standards.  
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
22. TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:  
TENTATIVE MAP for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

23. NZC-20-0518-MAULE GRAND CANYON, LLC:  
ZONE CHANGE to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
USE PERMIT for an attached (townhouse) planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4); allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (For possible action)
24. VS-20-0519-MAULE GRAND CANYON, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)
25. TM-20-500178-MAULE GRAND CANYON, LLC:  
TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)
26. NZC-20-0524-MAK ZAK LLC, ET AL:  
ZONE CHANGES for the following: 1) reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and 2) reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.  
USE PERMIT for a planned unit development (townhomes).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; 3) reduce parking; 4) increase the number of dwelling units accessing a private drive; 5) reduce street intersection off-set; 6) alternative residential driveway geometrics; 7) reduce curb radius; and 8) allow an inverted street cross section.  
DESIGN REVIEWS for the following: 1) a single family residential subdivision on 9.8 acres; 2) a townhome planned unit development on 7.4 acres; 3) allow a hammerhead cul-de-sac design; and 4) increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (For possible action)
27. VS-20-0523-MAK ZAK, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)
28. TM-20-500185-MAK ZAK, LLC:  
TENTATIVE MAP consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)
29. TM-20-500186-MAK ZAK LLC, ET AL:  
TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

**PUBLIC COMMENTS**

**COMMENTS BY THE GENERAL PUBLIC:**

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.