



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MARCH 2, 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 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 – 15 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 5 & 6 will be forwarded to the Board of County Commissioners' meeting for final action on 03/03/21 at 9:00 a.m., unless otherwise announced.

ITEMS 16 – 20 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 04/07/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 20 are final action, unless appealed or otherwise announced.

If appealed within five (5) working days, these items will be forwarded to the 04/07/21 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 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. 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 - 15):

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 5 & 6 will be forwarded to the Board of County Commissioners' meeting for final action on 03/03/21 at 9:00 a.m., unless otherwise announced.

4. ET-20-400157 (UC-18-0102)-CHURCH FIRST CONGREGATIONAL:
USE PERMIT FIRST EXTENSION OF TIME for a place of worship within an existing office building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) waive bicycle parking; 3) alternative parking lot design and layout; 4) reduced driveway throat depth; and 5) permit existing non-standard improvements to remain within a right-of-way.
DESIGN REVIEW for modifications to an existing commercial development for a place of worship within an existing office building on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone within the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Russell Road and Horseshoe Drive within Paradise. JG/sd/jd (For possible action)
5. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)
6. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
HOLDOVER USE PERMIT for a monorail (people mover system).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

7. UC-20-0590-GEORGINO, JOHN P. FAMILY TRUST & GEORGINO, JOHN P. TRS:
USE PERMIT for alcohol, on-premises consumption (service bar).
DESIGN REVIEW for a restaurant expansion on a portion of 0.9 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southwest corner of Valley View Boulevard and Dewey Drive within Paradise. MN/bb/jd (For possible action)
8. UC-21-0001-BDG II, LLC & BORDIGIONI, DEAN V. TRUST:
USE PERMITS for the following: 1) permit a vehicle paint/body shop (automobile) with service bay doors facing a public street and a residential development; 2) reduce the separation from a vehicle paint/body shop to a residential use; and 3) permit a vehicle paint/body shop in an APZ-2 overlay district.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) waive landscaping.
DESIGN REVIEW for a vehicle paint/body shop on 0.5 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the east side of Abels Lane, 230 feet south of Cartier Avenue (alignment) within Sunrise Manor. MK/al/jd (For possible action)
9. UC-21-0014-RNI-NV, LP:
USE PERMIT for on-premises consumption of alcohol (tavern) on 1.1 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Marion Street within Sunrise Manor. TS/al/jd (For possible action)
10. UC-21-0017-CHAN, TINA:
USE PERMITS for the following: 1) vehicle repair; and 2) reduced setback for vehicle maintenance to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduced setback from vehicle repair to a residential use.
DESIGN REVIEW for the redesign and striping of the existing parking lot on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Boulder Highway, 500 feet north of Hamilton Avenue within Whitney. JG/bb/jd (For possible action)
11. UC-21-0021-TROP NELLIS, LLC:
USE PERMIT to eliminate the pedestrian access around the outside dining/drinking area.
DESIGN REVIEW for a proposed fast food restaurant with a drive-thru on a portion of a 5.9 acre site in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. TS/rk/jd (For possible action)
12. UC-21-0024-CARNABY SQUARE, LLC:
USE PERMIT to allow a pharmacy and medical supply business in conjunction with an existing in-line retail center on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the west side of Maryland Parkway, 175 feet south of Dumont Boulevard within Paradise. TS/rk/jd (For possible action)
13. VS-20-0588-HANWEN RAINBOW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Montessori Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)
14. WS-20-0597-KHACH, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.
DESIGN REVIEW for a block wall in conjunction with a vehicle (automobile) paint/body shop on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 200 feet west of Harrison Drive within Paradise. JG/jt/jd (For possible action)

15. WS-21-0010-MONTESSOURI, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action)

NON-ROUTINE ACTION ITEMS: (16 - 20):

These items will be considered separately. Items 18 through 20 will be forwarded to the Board of County Commissioners' meeting for final action on 04/07/21 at 9:00 a.m., unless otherwise announced.

16. UC-20-0543-AFRIDI ROMMAN KHAN:
USE PERMITS for the following: 1) allow a communication tower; 2) increased communication tower height; and 3) reduced communication tower setback.
DESIGN REVIEW for a communication tower on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Haven Street, 300 feet south of Eldorado Lane within Enterprise. MN/jor/jd (For possible action)
17. WS-21-0009-CHURCH GOOD SAMARITAN LUTHERAN:
WAIVER OF DEVELOPMENT STANDARDS to allow wall signs where not permitted in an R-E Zone. DESIGN REVIEW for wall signs in conjunction with a place of worship complex on 4.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Windmill Lane and the west side of Gagnier Boulevard within Enterprise. JJ/lm/jd (For possible action)
18. ZC-20-0603-OLYMPIA COMPANIES, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.
USE PERMITS for the following: 1) single family residential development on individual compact lots; and 2) residential modified development standards.
DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)
19. VS-20-0604-SHCC 2018, LLC:
HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)
20. TM-20-500203-OLYMPIA COMPANIES, LLC:
HOLDOVER TENTATIVE MAP consisting of 79 single family residential lots and common lots on 5.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/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.