



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JUNE 1, 2021**

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED:

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; WEST FLAMINGO SENIOR CENTER, 6255 W. FLAMINGO ROAD; 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 <https://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 – 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.

ITEMS 17 – 35 are non-routine public hearing items for possible action.

These items will be considered separately. Items 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 06/16/21 at 9:00 a.m., unless otherwise announced. Items 29 through 35 will be forwarded to the Board of County Commissioners' meeting for final action on 07/07/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 35 are final action, unless appealed or otherwise announced.

If appealed within five (5) working days, these items will be forwarded to the 07/07/2021 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.
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.

4. ET-21-400056 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:
USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. MN/jgh/jo (For possible action)
5. ET-21-400057 (UC-0888-15)-ROACHO JORGE H & ROSA:
USE PERMIT THIRD EXTENSION OF TIME for a place of worship.
DESIGN REVIEW for the conversion of a single family residence to a place of worship and all ancillary site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Viking Road, 200 feet west of Pearl Street within Paradise. TS/lm/jo (For possible action)
6. ET-21-400061 (VS-0059-17)-LEGACY BERMUDA, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). MN/sd/jo (For possible action)
7. UC-21-0116-NP BOULDER, LLC:
USE PERMIT to allow a food cart (taco cart) not located within an enclosed building.
DESIGN REVIEW for a food cart (taco cart) in conjunction with an existing vehicle wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)
8. UC-21-0155-NEVADA REALCO COM, LLC:
USE PERMIT to waive the screening requirements for an outside storage area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive parking lot landscaping; and 2) waive landscaping adjacent to a less intense use.
DESIGN REVIEW for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action)

9. UC-21-0165-4300 TROP, LLC:
USE PERMITS for the following: 1) offices as a principal use; 2) retail as a principal use; 3) grocery store; 4) restaurant; 5) alcohol sales (beer and wine – packaged only); and 6) alcohol sales (liquor – packaged only).
WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.
DESIGN REVIEWS for the following: 1) site modifications; 2) exterior modifications to an existing building; and 3) alternative parking lot landscaping in conjunction with an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise.
MN/md/jd (For possible action)
10. UC-21-0169-DURANGO BOSECK, LP:
USE PERMIT to not provide pedestrian access around the perimeter of an outside dining area.
DESIGN REVIEW for an outside dining area in conjunction with an existing tavern on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 700 feet south of Cactus Avenue within Enterprise. MN/sd/jo (For possible action)
11. UC-21-0178-P & E YLINEN GROUP, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 300 feet north of Twain Avenue within Paradise. JJ/rk/jo (For possible action)
12. VS-21-0177-DURANGO 5, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street (alignment) and between Patrick Lane and Oquendo Road and a portion of right-of-way being Durango Drive (driveway) located between Oquendo Road and Patrick Lane within Spring Valley (description on file). JJ/jor/jo (For possible action)
13. UC-21-0176-DURANGO 5, LLC:
USE PERMIT to allow alcohol sales, liquor – packaged only (a liquor store) in conjunction with a commercial complex and not a grocery store on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action)
14. WS-21-0171-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics.
DESIGN REVIEW for single family model homes on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the south side of Ponderosa Way, 280 feet east of Lindell Road (alignment) within Spring Valley. MN/md/jo (For possible action)
15. WS-21-0172-GRD MARYLAND LV, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEW for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo (For possible action)
16. WS-21-0173-JONES JOSEPH D:
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road, 118 feet east of Designer Way within Lone Mountain. RM/nr/jo (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 35):

These items will be considered separately. Items 19 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 06/16/21 at 9:00 a.m., unless otherwise announced. Items 29 through 35 will be forwarded to the Board of County Commissioners' meeting for final action on 07/07/21 at 9:00 a.m., unless otherwise announced.

17. AG-21-900157: Receive a report on the Clark County Stadium District Plan, and direct staff accordingly. (For possible action)
18. AG-21-900225: Receive a report on the Transform Clark County Title 30 Assessment for the Development Code Rewrite, and direct staff accordingly. (For possible action)
19. PA-21-700001-LH VENTURES, LLC:
HOLDOVER PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)
20. NZC-21-0137-LH VENTURES, LLC:
HOLDOVER ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)
21. VS-21-0138-LH VENTURES, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)
22. TM-21-500034-LH VENTURES, LLC:
HOLDOVER TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)
23. UC-21-0125-BINGHAM ROBERT:
USE PERMIT to allow agriculture-livestock, small (chickens) in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Las Alturas Avenue, 300 feet east of Via Mazarron Street within Paradise. MN/bb/jo (For possible action)

24. UC-21-0126-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS: HOLDOVER USE PERMIT for a proposed daycare (children) facility within an existing retail and office/warehouse on a portion of 9.1 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/sd/jo (For possible action)
25. UC-21-0157-PEBworth, LAURIE: USE PERMIT to allow vehicle repair. WAIVER OF DEVELOPMENT STANDARDS for reduced separation from a vehicle repair use to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)
26. WS-21-0163-DEWEY MICHAEL & JULIE FAMILY TRUST & DEWEY MICHAEL A & JULIE D TRS: WAIVER OF DEVELOPMENT STANDARDS to reduce a setback for a detached patio cover in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Verde Way and Grand Canyon Drive within Lone Mountain. RM/al/jo (For possible action)
27. WS-21-0168-MEHLINGS SILVER LAKE ESTATES INC: WAIVER OF DEVELOPMENT STANDARDS to allow freestanding signs in a residential zone. DESIGN REVIEW for a freestanding sign in conjunction with a manufactured home park on a portion of 42.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/ja/jo (For possible action)
28. WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC: WAIVER OF DEVELOPMENT STANDARDS to allow an animated sign (video electronic message unit) where not permitted. DESIGN REVIEW for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action)
29. NZC-21-0123-BADSM PARTNERS, LLC: HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive perimeter landscaping along a local street; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights). DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action)
30. VS-21-0124-BADSM PARTNERS, LLC: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action)
31. TM-21-500032-BADSM PARTNERS, LLC: HOLDOVER TENTATIVE MAP consisting of 22 single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

32. NZC-21-0166-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA: ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: 1) reduce the separation from a convenience store to a residential (multiple family) use; 2) reduce the setback from a gasoline station (fuel canopy) to a residential (multiple family) use; and 3) reduce the setback from a vehicle wash (automobile) to a residential (multiple family) use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail buildings; 3) tavern; 4) convenience store; 5) vehicle wash; 6) gasoline station; 7) vehicle maintenance (smog check); 8) alternative parking lot landscaping; and 9) finished grade in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley (description on file). MN/md/jd (For possible action)
33. NZC-21-0179-RAWHIDE HOLDINGS, LLC:
ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action)
34. VS-21-0180-RAWHIDE HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action)
35. TM-21-500043-RAWHIDE HOLDINGS, LLC:
TENTATIVE MAP for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (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.