



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JUNE 15, 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 – 21 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 15 through 17 will be forwarded to the Board of County Commissioners' meeting for final action on 07/21/21 at 9:00 a.m., unless otherwise announced. Items 18 through 21 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.

ITEMS 22 – 40 are non-routine public hearing items for possible action.

These items will be considered separately. Items 22 through 25 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. Item 26 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 32 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 07/21/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 40 are final action, unless appealed or otherwise announced.

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

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 15 through 17 will be forwarded to the Board of County Commissioners' meeting for final action on 07/21/21 at 9:00 a.m., unless otherwise announced. Items 18 through 21 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.

4. ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) alternative street landscaping; 3) mechanical equipment screening; 4) architectural masking; and 5) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) outside storage yard; 2) accessory office building; and 3) existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)
5. ET-21-400070 (VS-19-0401)-LSREF EXHIBITION INVEST, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jgh/jo (For possible action)
6. UC-21-0196-REAL EQUITIES, LLC:
USE PERMITS for the following: 1) billiard hall; and 2) alcohol, on-premises consumption (service bar) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jt/jo (For possible action)
7. UC-21-0206-TXM REAL ESTATE HOLDINGS, LLC:
USE PERMIT to reduce the separation from a residential use to a proposed supper club in conjunction with an existing restaurant on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Warm Springs Road, 1,140 feet west of Eastern Avenue within Paradise. MN/md/jo (For possible action)

8. UC-21-0213-KG REAL ESTATE, LLC:
USE PERMIT to allow a food truck not located within an enclosed building.
DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/sd/jo (For possible action)
9. UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:
USE PERMIT for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/jo (For possible action)
10. UC-21-0220-FORTCRAIG, LLC:
USE PERMIT to allow an accessory structure (conex box) in conjunction with a private park prior to a principal structure, in conjunction with a single family residential lot on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Craig Road and Fort Apache Road within Lone Mountain. RM/jor/jo (For possible action)
11. VS-21-0224-KB HOME LV DURHAM WEST, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)
12. WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action)
13. WS-21-0214-SJJN TRUST & SIEGEL STEPHEN G TRS:
WAIVER OF DEVELOPMENT STANDARDS for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (For possible action)
14. WS-21-0216-CASHMAN PHOTO ENTERPRISES NEVADA:
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway approach and departure distances from the intersection.
DESIGN REVIEW for a proposed vehicle inventory storage lot on 0.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Highland Drive and the east side of Morgan Cashmans Way within Paradise. JJ/rk/jd (For possible action)
15. 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)

16. 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)
17. 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)
18. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action)
19. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:
ZONE CHANGE to reclassify 15.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping; 3) increase retaining wall height; 4) reduce parking; and 5) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) alternative landscaping; 2) an industrial complex; and 3) finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)
20. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)
21. TM-21-500047-PETERSON S & A 1997 TRUST ET AL:
TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action)

NON-ROUTINE ACTION ITEMS (22 – 40):

These items will be considered separately. Items 22 through 25 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. Item 26 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 32 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 07/21/21 at 9:00 a.m., unless otherwise announced.

22. 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)

23. 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)
24. 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)
25. 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)
26. UC-20-0493-5051 SLV, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics (previously not notified).
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade (previously not notified) on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)
27. UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:
HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)

28. 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)
29. UC-21-0182-GOMEZ KEVIN:
USE PERMITS for the following: 1) allow an accessory structure prior to a primary use; 2) allow an accessory structure not architecturally compatible with a future principal building; and 3) waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Judson Avenue, 150 feet east of Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)
30. UC-21-0195-MORENO DESIDERIO M JR:
USE PERMIT to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action)
31. WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo (For possible action)
32. NZC-21-0199-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 16.5 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue within Enterprise (description on file). JJ/al/jd (For possible action)
33. VS-21-0093-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action)
34. NZC-21-0203-SCHIRLLS LLC:
ZONE CHANGE to reclassify 22.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (RNP-I) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)
35. VS-21-0202-SCHIRLLS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Arville Street and Schuster Street; and portions of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street and a portion of Schirlls Street located between Haleh Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

36. TM-21-500050-SCHIRLLS LLC:
TENTATIVE MAP consisting of 173 residential lots and common lots on 22.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)
37. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:
ZONE CHANGE to reclassify 16.1 acres from an R-E (Rural Estates Residential) Zone and a C-P (Office and Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)
38. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Edmond Street and Decatur Boulevard; and a portion of a right-of-way being Hauck Street located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)
39. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:
TENTATIVE MAP consisting of 118 residential lots and common lots on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/al/jd (For possible action)

AGENDA ITEM

40. CP-21-900216: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 1.3), and direct staff accordingly. (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.