



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JULY 6, 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 – 17 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 18 – 32 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 19 & 24 through 26 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 27 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/04/21 at 9:00 a.m., unless otherwise announced.

**ALL ITEMS 4 – 32 are final action, unless appealed or otherwise announced.**

If appealed within five (5) working days, these items will be forwarded to the 08/04/21 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](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.
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 – 17):**

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. DR-21-0239-GILCREASE ORCHARD FOUNDATION:  
DESIGN REVIEW for a shade structure in conjunction with an existing agriculture use on 6.5 acres in an R-A (Residential Agriculture) Zone. Generally located on the south side of Racel Street and the west side of Cimarron Road within Lone Mountain. MK/sd/jd (For possible action)
5. ET-21-400072 (UC-18-0620)-AYON JOSE & FAVIOLA:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building to exceed one-half the footprint of the principal building; and 2) waive applicable design standards per Table 30.56-2A on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/rk/jo (For possible action)
6. ET-21-400081 (UC-18-0994)-BIEDINGER TIMOTHY:  
USE PERMIT FIRST EXTENSION OF TIME to allow an accessory structure to exceed one-half the footprint of the principal structure on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/jor/jo (For possible action)
7. TM-21-500063-BARTSAS MARY 10, LLC:  
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action)
8. UC-21-0116-NP BOULDER, LLC:  
HOLDOVER 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)

9. UC-21-0238-MOAPA TOWN CENTER, LLC:  
USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business. DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone. Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)
10. UC-21-0240-ROCK RIDGE ON DEAN MARTIN, LLC:  
USE PERMIT for personal services (beauty salon) in conjunction with an existing office complex on 1.8 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the northwest corner of Warm Springs Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action)
11. UC-21-0253-MEH RETAIL, LLC:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (service bar); and 2) alcohol sales, liquor – packaged (liquor store) not in conjunction with a grocery store on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone and H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, between I-15 and Dean Martin Drive within Enterprise. JJ/bb/jo (For possible action)
12. VS-21-0221-WANG R & WU T REVOCABLE TRUST ETAL & WANG R TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Duneville Street and Red Rock Street within Spring Valley (description on file). MN/lm/jd (For possible action)
13. VS-21-0228-SCRIMA PAUL & LORI:  
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Ullom Drive, and between Agate Avenue (alignment) and Raven Avenue (alignment) within Enterprise (description on file). JJ/lm/jd (For possible action)
14. VS-21-0252-SWITZER ROBERT & JESSICA:  
VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and OHare Road, and between Nicholson Street and Dolan Martin Road (alignment) within Lower Kyle Canyon (description on file). RM/bb/jd (For possible action)
15. WS-21-0227-BURTON MICHAEL RICHARD & PITTON ANGEL DAWN:  
WAIVER OF DEVELOPMENT STANDARDS to allow a swimming pool in the front yard in conjunction with an existing single family residence on 2.1 acres in an R-A (Residential Agriculture) (RNP-II) Zone. Generally located on the northeast corner of Guy Avenue and Four Views Street within Lone Mountain. MK/sd/jo (For possible action)
16. WS-21-0242-OR BAMIDBAR CORPORATION:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced building separation.  
DESIGN REVIEW for a residence (for religious leader) in conjunction with an existing place of worship (synagogue) on 0.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jor/jo (For possible action)
17. WS-21-0244-CASA VEGAS APARTMENT HOMES:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a decorative fence; 2) reduced parking; and 3) modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

## NON-ROUTINE ACTION ITEMS (18 – 32):

These items will be considered separately. Items 19 & 24 through 26 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 27 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/04/21 at 9:00 a.m., unless otherwise announced.

18. DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:  
DESIGN REVIEW for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action)
19. 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)
20. 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)
21. WS-21-0232-BRAVO EDWARD & ROXANNE XIPE-TOTED:  
WAIVER OF DEVELOPMENT STANDARDS to allow an existing solid screen wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the east side of McLeod Drive, 175 feet south of Twain Avenue within Paradise. TS/jor/jo (For possible action)
22. VS-21-0236-SFM2G, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action)
23. WS-21-0235-SFM2G, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) allow a modified driveway design.  
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action)

24. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:  
HOLDOVER 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)
25. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:  
HOLDOVER 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)
26. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:  
HOLDOVER 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)
27. NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:  
ZONE CHANGE to reclassify 13.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.  
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/jt/jd (For possible action)
28. VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action)
29. NZC-21-0222-JCLH, LLC:  
ZONE CHANGE to reclassify 20.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights).  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)
30. VS-21-0223-JCLH, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)
31. TM-21-500055-JCLH, LLC:  
TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

## **AGENDA ITEM**

32. AG-21-900033: Authorize the chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Clark County Trail Map - Las Vegas Valley, 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.