



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JULY 20, 2021**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advance 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 89106, 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 – 31 are non-routine public hearing items for possible action.

These items will be considered separately. Items 23 through 25 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. Items 26 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/18/21 at 9:00 a.m., unless otherwise announced.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 08/18/21 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. 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 - 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. ET-21-400093 (UC-18-1024)-LV GATEWAY 1, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and 2) waive all applicable design standards for a proposed accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height of block wall; 2) alternative block wall design; 3) reduced parking; 4) reduce setback for a trash enclosure adjacent to an existing residential development; 5) reduce setback for a trash enclosure; and 6) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: 1) convert and renovate an existing multiple family development (apartments) into a motel; 2) permit kitchens within rooms; and 3) proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/lm/jo (For possible action)
5. TM-21-500081-WARDLEY PROPERTIES LLC:
TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)
6. UC-21-0258-SCOTT JAMES & HETTIE FAMILY TRUST & SCOTT JAMES & HETTIE A TRS:
USE PERMITS for the following: 1) increase the size of an accessory apartment; 2) allow a proposed accessory apartment to not be architecturally compatible with the principal building (single family residence); and 3) allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the west side of Bonita Vista Street, 270 feet north of Iron Mountain Road within Lone Mountain. MK/lm/jo (For possible action)
7. UC-21-0266-PSI ARBY, LLC:
USE PERMITS for the following: 1) a motion picture production studio with public viewing area; 2) private recreational facility; and 3) banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/lm/jo (For possible action)

8. UC-21-0269-NEEDHAM, HOWARD J. & CHRISTINE S.:
USE PERMIT to allow a stealth communication tower (monoelm).
DESIGN REVIEW for a stealth communication tower (monoelm) and ground equipment on a portion of 2.3 acres in an H-2 (General Highway Frontage) Zone. Generally located on the north side of Blue Diamond Road and the west side of Pioneer Way within Enterprise. JJ/jor/jo (For possible action)
9. UC-21-0270-NERVOSA LLC:
USE PERMIT for a school (elementary) located within a portion of a previously approved office building on 0.5 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley. JJ/md/jo (For possible action)
10. UC-21-0278-BARTSAS MARY 12, LLC:
USE PERMIT to reduce the setback from a vehicle (automobile) wash to a residential use.
DESIGN REVIEW for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. WM/sd/jo (For possible action)
11. VS-20-0534-VEGAS AIRO 1, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road between Edmond Street and Decatur Boulevard and a portion of right-of-way being Decatur Boulevard between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jvm/jd (For possible action)
12. TM-20-500189-VEGAS AIRO 1, LLC:
TENTATIVE MAP for a commercial subdivision on 12.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley. MN/jvm/jd (For possible action)
13. VS-21-0263-CEDARROSA PERSONAL RESIDENCE TR & ZAMPINO CHRIS TRS:
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/jor/jd (For possible action)
14. VS-21-0264-TRAJAN HOLDINGS LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)
15. VS-21-0273-MCCRAY JAMES & DELOIS:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Eastern Avenue and Via De Bellasidra Court within Paradise (description on file). MN/rk/jd (For possible action)
16. WS-21-0256-OCOTILLO OASIS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) walls in conjunction with an approved single family subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jt/jo (For possible action)

17. WS-21-0265-ANDERSON RYAN & NICOLE:
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback for an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Nicole Street, 356 feet west of Sandhill Road within Paradise. JG/jor/jo (For possible action)

NON-ROUTINE ACTION ITEMS (18 - 31):

These items will be considered separately. Items 23 through 25 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. Items 26 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 08/18/21 at 9:00 a.m., unless otherwise announced.

18. AG-21-900348: Receive a report on the Draft Master Plan for Transform Clark County, and direct staff accordingly. (For possible action)
19. DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:
HOLDOVER 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)
20. UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:
HOLDOVER AMENDED 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)
21. WS-21-0276-GUZMAN GABINA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce building separation for an accessory building in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Kamden Way and the south side of Viking Road within Paradise. TS/ja/jo (For possible action)
22. WS-21-0277-GARDEA FAMILY TRUST & GARDEA VICTOR & INCHA TRS:
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 200 feet east of Dapple Gray Road, 200 feet north of Corbett Street within Lone Mountain. RM/bb/jo (For possible action)
23. NZC-21-0222-JCLH, LLC:
HOLDOVER 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)
24. VS-21-0223-JCLH, LLC:
HOLDOVER 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)

25. TM-21-500055-JCLH, LLC:
HOLDOVER 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)
26. NZC-21-0123-BADSM PARTNERS, LLC:
AMENDED 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 and R-2 (Medium Density Residential) Zone (previously not notified).
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)
27. 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)
28. TM-21-500032-BADSM PARTNERS, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density 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)
29. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distances from the intersection; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.
DESIGN REVIEWS for the following: 1) proposed retail center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
30. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action)
31. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
TENTATIVE MAP for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (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.