



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, AUGUST 3, 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 – 13 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 14 – 35 are non-routine public hearing items for possible action.**

These items will be considered separately. Item 14 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 21 through 24 & items 28 through 35 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. Items 25 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 09/22/21 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 09/22/21 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](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 - 13):**

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. UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:  
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action)
5. UC-21-0306-HARTMAN WERNER W & SUZANNE:  
USE PERMIT to increase the area of a proposed accessory building on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street and the north side of Torino Avenue (alignment) within Enterprise. MN/jgh/jo (For possible action)
6. VS-21-0271-LASFUEL:  
VACATE AND ABANDON easements of interest to Clark County located between Schuster Street (alignment) and Valley View Boulevard, and between CC 215 and Martin Avenue within Enterprise (description on file). MN/bb/jd (For possible action)
7. VS-21-0287-REMINGTON UTE LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)
8. TM-21-500090-REMINGTON UTE LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/al/jd (For possible action)
9. VS-21-0288-CHURCH ROMAN CATHOLIC LAS VEGAS:  
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Torrey Pines Drive and Redwood Street (alignment) within Spring Valley (description on file). MN/lm/jd (For possible action)
10. VS-21-0297-3535 LV NEWCO, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Sands Avenue and between Koval Lane and Las Vegas Boulevard South within Paradise (description on file). TS/jvm/ja (For possible action)

11. VS-21-0305-REMINGTON UTE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street and between Ponderosa Way (alignment) and Oquendo Road within Spring Valley (description on file). MN/sd/jo (For possible action)
12. TM-21-500097-REMINGTON UTE, LLC:  
TENTATIVE MAP 1 commercial lot on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/sd/jo (For possible action)
13. WS-21-0308-OJAI OIL COMPANY:  
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.  
DESIGN REVIEW for a proposed building addition to a mini-warehouse development on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue within Spring Valley. MN/jor/jo (For possible action)

**NON-ROUTINE ACTION ITEMS (14 - 35):**

These items will be considered separately. Item 14 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 21 through 24 & items 28 through 35 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. Items 25 through 27 will be forwarded to the Board of County Commissioners' meeting for final action on 09/22/21 at 9:00 a.m., unless otherwise announced.

14. 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)
15. SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:  
STREET NAME CHANGE to change the name of Aphrodite Street to Capstone Academy Way north of Cactus Avenue. Generally located on the north side of Cactus Avenue, 800 feet east of Amigo Street within Enterprise. MN/dm/jo (For possible action)
16. VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:  
VACATE AND ABANDON an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action)

17. WS-21-0282-AGASSI, ANDRE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side yard setback; and 2) reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Andre Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action)
18. WS-21-0286-WABASH HILLCREST TWO, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.  
DESIGN REVIEWS for the following: 1) a decorative fence; and 2) emergency access gate in conjunction with an existing motel on 14.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Russell Road, 240 feet east of Boulder Highway within Whitney. JG/al/jo (For possible action)
19. WS-21-0293-MONROE JAMES A JR & YOLANDA K:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building) in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Irvin Avenue, 415 feet west of Jones Boulevard within Enterprise. JJ/al/jo (For possible action)
20. WS-21-0294-WILLS ROBERT C & PATRICIA Z:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive requirements for a water connection in conjunction with a minor subdivision; and 2) allow a proposed single family residential lot to have access to an arterial street where not permitted on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Lone Mountain Road within Lone Mountain. RM/al/jo (For possible action)
21. 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)
22. 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)
23. 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)

24. NZC-21-0285-RAINBOW NORTH SPE OWNER, LLC:  
ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (high density)) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.  
DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rk/jd (For possible action)
25. NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:  
ZONE CHANGE to reclassify 5.0 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) reduce landscaping; 3) alternative driveway geometrics; and 4) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/jt/jd (For possible action)
26. VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action)
27. TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action)
28. NZC-21-0291-RAINBOW ARBY APTS, LLC:  
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an alternative security gate design and geometrics.  
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)
29. VS-21-0292-RAINBOW ARBY APTS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Redwood Street located between Arby Avenue and Warm Springs Road; and a portion of a right-of-way being Arby Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)

30. NNC-21-0295-OMNI FAMILY LP:  
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.  
USE PERMIT for an attached (townhouse) planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce private street width; 3) allow modified A-curb and ribbon curb with an inverted crown; 4) reduce street intersection off-set; and 5) allow modified private residential driveway design.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)
31. VS-21-0296-OMNI FAMILY LP:  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action)
32. TM-21-500093-OMNI FAMILY LP:  
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action)
33. NNC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.  
USE PERMIT for an attached (townhouse) planned unit development (PUD).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street intersection off-set; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; and 6) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; 2) signage; and 3) finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)
34. VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)
35. TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
TENTATIVE MAP consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/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.