



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, SEPTEMBER 7, 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 – 19 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 20 – 28 are non-routine public hearing items for possible action.

These items will be considered separately. Item 20 and 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. Item 28 will be forwarded to the Board of County Commissioners' meeting for final action on 10/06/21 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 10/06/21 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 up to 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 – 19):

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-21-400112 (VS-18-0770)-ASJ COMPANIES, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). JJ/bb/jo (For possible action)
5. ET-21-400114 (VS-19-0356)-GOLDEN LANTERN LLC & ADAS LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/jgh/jo (For possible action)
6. TM-21-500081-WARDLEY PROPERTIES LLC:
HOLDOVER 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)
7. TM-21-500114-HUGHES HOWARD PROPERTIES INC:
TENTATIVE MAP consisting of 561 residential lots and common lots on 216.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within Summerlin Village 17A. Generally located on the west side of Town Center Drive and the north and south sides of Tropicana Avenue (alignment) within Summerlin South. JJ/jor/jd (For possible action)
8. UC-21-0307-PARKER DONALD B JR:
USE PERMITS for the following: 1) allow a residential boarding stable; and 2) eliminate landscaping. DESIGN REVIEW for a residential boarding stable in conjunction with an existing single family residence on 4.2 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Grand Teton Drive, 260 feet west of Alexito Street within Lower Kyle Canyon. RM/sd/jo (For possible action)
9. UC-21-0351-MASJID TAWHEED:
AMENDED USE PERMIT to expand a place of worship (parking lot and fence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) landscaping; 3) pedestrian walkway (no longer needed); and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) fence; and 2) parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action)

10. UC-21-0357-4435 BUFFALO OFFICES, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action)
11. UC-21-0359-MCKOY, FRANK:
USE PERMIT to increase the overall area of a proposed accessory structure.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single family residence on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue, 115 feet west of Bruce Street within Paradise. MN/jor/jo (For possible action)
12. UC-21-0360-CARUSO RICHARD:
USE PERMIT for a proposed minor training facility (pottery classes) within an existing office building on 0.6 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 300 feet south of Reno Avenue within Paradise. JG/md/jo (For possible action)
13. UC-21-0363-JOLLEY TYSON & RABITO JACLYN:
USE PERMITS for the following: 1) allow customers to the residence; 2) allow employees to the residence; and 3) allow a home occupation to be conducted outside in conjunction with a proposed home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/sd/jo (For possible action)
14. UC-21-0364-9005-9089 SOUTH PECOS ROAD LLC:
USE PERMIT for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road and the north side of I-215 within Paradise. JG/jgh/jo (For possible action)
15. UC-21-0373-DIGITAL DESERT BP, LLC:
USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action)
16. UC-21-0379-MARYLAND CROSSING LLC:
USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing restaurant within an existing shopping center on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Maryland Parkway, 300 feet south of Tropicana Avenue within Paradise. JG/sd/jo (For possible action)
17. VS-21-0313-UNIVERSITY BOARD OF REGENTS:
HOLD OVER VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Cottage Grove Avenue and Flamingo Road and a portion of right-of-way being Cottage Grove Avenue between Claymont Street and Maryland Parkway within Paradise (description on file). TS/sd/jd (For possible action)
18. VS-21-0361-YOUNG COLBY P & DEANA SUE:
VACATE AND ABANDON easements of interest to Clark County located between Cimarron Road and Gagnier Boulevard and between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

19. VS-21-0366-EINARSSON HAROLD PAUL & TAMLYNN RAE:
VACATE AND ABANDON a portion of a right-of-way being Rome Street located between Mullen Avenue and Volunteer Boulevard within Enterprise (description on file). MN/bb/jd (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 28):

These items will be considered separately. Item 20 and 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. Item 28 will be forwarded to the Board of County Commissioners' meeting for final action on 10/06/21 at 9:00 a.m., unless otherwise announced.

20. 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)
21. UC-21-0339-AMIGO REALTY CORP:
USE PERMITS for the following: 1) tire sales and installation facility; 2) reduce the setback to a residential use; and 3) allow overhead doors to be directed towards a residential use and a public right-of-way.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the setbacks for a trash enclosure; 2) increased wall height; and 3) landscaping to a less intense use.
DESIGN REVIEWS for the following: 1) remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and 2) alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action)
22. UC-21-0374-BROADHERST INVESTMENT TRUST III & GIACOSE RONALD TRS:
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower and associated ground mounted equipment on 0.7 acres of a 2.3 acre site in an H-2 (General Highway Frontage) Zone. Generally located on the east side of Edmond Street, 220 feet south of Blue Diamond Road within Enterprise. JJ/sd/jo (For possible action)
23. WS-21-0331-MEDINA, SARA E.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sirnoble Street, 90 feet north of Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action)

24. WS-21-0346-JLT HOLDING COMPANY, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to waive connection to public water service on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. MK/bb/jo (For possible action)
25. NZC-21-0321-JCLH, LLC:
HOLDOVER ZONE CHANGE to reclassify 14.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce height/setback ratio adjacent to a single family residential use; 4) allow alternative landscaping adjacent to a less intensive (single family) use; 5) reduce street intersection off-set; 6) reduce width of private streets; 7) modify private street sections; 8) reduce back of curb radius; 9) allow modified driveway design standards; and 10) waive dedication for Meranto Avenue.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development (PUD); and 2) finished grade. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
26. VS-21-0322-JCLH, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
27. TM-21-500102-JCLH, LLC:
HOLDOVER TENTATIVE MAP consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)
28. NZC-21-0352-A & A, LLC & A & A III, LLC:
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: 1) reduce separation for a convenience store to a residential use; and 2) reduce separation for a gasoline station (canopy) to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) alternative bus stop placement.
DESIGN REVIEW for a convenience store with gasoline station. Generally located on the northwest corner of Decatur Boulevard and Silverado Ranch Boulevard within Enterprise (description on file). JJ/jt/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.