



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, SEPTEMBER 21, 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 – 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 22 – 27 are non-routine public hearing items for possible action.

These items will be considered separately. Item 22 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 27 will be forwarded to the Board of County Commissioners' meeting for final action on 10/20/21 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 10/20/21 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 - 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.

4. ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action)
5. ET-21-400119 (VS-19-0355)-PARAGON EQUUS, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)
6. TM-21-500119-FLAMINGO PARTNERS, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Hildebrand Lane within Paradise. TS/bb/jo (For possible action)
7. TM-21-500120-DFI LV II, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/bb/jo (For possible action)
8. UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS:
USE PERMITS for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action)

9. UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:
USE PERMIT to allow an accessory structure (carport) to not be architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) reduced setback of an existing accessory structure (carport) in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street within Sunrise Manor. MK/jor/jo (For possible action)
10. UC-21-0384-ST ROSE DOMINICAN HOSPITAL:
USE PERMIT for a college in conjunction with an existing medical office building on 3.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Warm Springs Road and the west side of Shadow Crest Drive within Paradise. MN/jt/jo (For possible action)
11. UC-21-0393-2895 UNIVERSAL, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) outside dining, drinking and cooking; and 3) project of regional significance in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/jvm/jd (For possible action)
12. UC-21-0402-SUMMERLIN COUNCIL:
USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.
WAIVER OF DEVELOPMENT STANDARDS to reduce the residential setback to a communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 10.5 acres in an R-2 (Medium Density Residential) Zone in the Summerlin South Master Planned Community. Generally located 2,000 feet north of the intersection of Desert Inn Road and CC 215 on Spotted Leaf Lane within Summerlin South. JJ/bb/jo (For possible action)
13. UC-21-0404-REAL EQUITIES, LLC:
USE PERMITS for the following: 1) theater; and 2) alcohol, on-premises consumption (supper club) 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/jvm/jd (For possible action)
14. UC-21-0406-KINGLAND PROPERTIES, LLC-PECOS OBSS SERIES:
USE PERMIT for a major training facility (barber school) on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Quail Avenue and the east side of Pecos Road within Paradise. JG/jvm/jd (For possible action)
15. VS-21-0367-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arville street and the off ramp for Sloan Road from South I-15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/jgh/jo (For possible action)
16. VS-21-0368-GK ACQUISITIONS, LLC ET AL & GRAGSON S & J FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/jgh/jd (For possible action)

17. VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action)
18. VS-21-0395-DIAMOND VALLEY VIEW LTD:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action)
19. VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):
VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)
20. WS-21-0385-HANSEEN TYE & MELISSA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; and 2) building separation in conjunction with a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the northwest corner of Silver Tip Trail and Rim Route within Northwest County. RM/jt/jo (For possible action)
21. WS-21-0407-DIADEM, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between freestanding signs; and 2) allow 3 freestanding signs on 1 street frontage.
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action)

NON-ROUTINE ACTION ITEMS (22 - 27):

These items will be considered separately. Item 22 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 27 will be forwarded to the Board of County Commissioners' meeting for final action on 10/20/21 at 9:00 a.m., unless otherwise announced.

22. 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)

23. UC-21-0339-AMIGO REALTY CORP:
HOLDOVER 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)
24. DR-21-0403-FAP, LLC:
DESIGN REVIEW for a restaurant with a drive-thru and outside dining on a portion of 4.3 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/bb/jo (For possible action)
25. WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action)
26. WS-21-0408-DOMINGUEZ JACOB & MONICA J:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced gross lot size; and 2) drainage study in conjunction with a minor subdivision map for 2 parcels totaling 3.8 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Isola Drive and the east side of Henrie Road within Moapa. MK/nr/jo (For possible action)
27. NZC-21-0383-AGCOM I, LLC:
ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.
DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/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.