



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 19, 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 – 16 are routine items for possible action.

These items may be considered in one hearing and in one motion. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 11/17/21 at 9:00 a.m., unless otherwise announced. 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 17 – 26 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17, 18 & 20 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. Items 21 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 11/17/21 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 11/17/21 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 - 16):

These items may be considered in one hearing and in one motion. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 11/17/21 at 9:00 a.m., unless otherwise announced. 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-21-0473-UNION SHEET METAL WORKERS #88:
DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)
5. ET-21-400144 (UC-0308-16)-COMHAR HOLDINGS JONES LLC:
USE PERMIT THIRD EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/lm/jo (For possible action)
6. WS-21-0450-COMHAR HOLDINGS JONES LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscape requirements; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) modifications to an approved vehicle (automobile) wash facility; and 2) finished grade on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/al/jo (For possible action)
7. UC-21-0479-BRE/HC LAS VEGAS PPTY HOLDING:
USE PERMITS for the following: 1) outdoor dining, drinking and cooking; and 2) on-premises consumption of alcohol (supper club) in conjunction with an existing shopping center on 3.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the northeast corner of Howard Hughes Parkway and Flamingo Road within Paradise. TS/bb/jo (For possible action)
8. VC-21-0456-DOPSON, GENESE K. ET AL:
VARIANCE to reduce a proposed patio cover setback in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Sardinia Sands Drive, 244 feet south of Venice Cove Avenue within the Southern Highlands Master Planned Community. JJ/jor/jo (For possible action)

9. VS-21-0415-GENTILE LOUIS P & DIANE:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Schirlls Street and Hinson Street within Enterprise (description on file). JJ/lm/jd (For possible action)
10. VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action)
11. WS-21-0445-DM APARTMENTS LP & DURANGO WARM SPRINGS III, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved multiple family residential development on 6.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. MN/jt/jo (For possible action)
12. WS-21-0457-BUILDING HOPE BETTY LANE, LLC:
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/jo (For possible action)
13. WS-21-0461-PLASTER DEVELOPMENT COMPANY INC:
WAIVER OF DEVELOPMENT STANDARDS for alternative yards.
DESIGN REVIEW for a single family development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Juliano Road and the north side of Ann Road within Lone Mountain. RM/nr/jo (For possible action)
14. NZC-21-0462-PEBBLE ROAD TRUST:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action)
15. VS-21-0463-PEBBLE ROAD TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file). JJ/md/jd (For possible action)
16. TM-21-500138-PEBBLE ROAD TRUST:
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

NON-ROUTINE ACTION ITEMS (17 - 26):

These items will be considered separately. Items 17, 18 & 20 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. Items 21 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 11/17/21 at 9:00 a.m., unless otherwise announced.

17. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
AMENDED HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail.
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (no longer needed).
DESIGN REVIEW for a monorail on approximately 85.0 acres (previously notified as 46.0 acres) in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Maryland Parkway and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)
18. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
AMENDED HOLDOVER USE PERMIT for a monorail.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail; and 2) reduce parking.
DESIGN REVIEW for entrance structures and a monorail on 8.0 acres (previously 5.0 acres) in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)
19. UC-21-0467-SUMMERLIN COUNCIL:
USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 20.3 acres in a P-F (Public Facility) Zone in the Summerlin South Master Planned Community. Generally located on the north side of Marketwalk Place and the east side of Town Center Drive within Summerlin South. JJ/bb/jo (For possible action)
20. NZC-21-0383-AGCOM I, LLC:
HOLDOVER 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 geometries; 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)
21. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a public street.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action)

22. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Giles pie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Giles pie Street and a portion of Giles pie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)
23. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
TENTATIVE MAP consisting of 24 single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action)
24. NZC-21-0468-HACIENDA ASSOCIATES LP:
ZONE CHANGE to reclassify 4.8 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 (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) increase wall height; 4) reduce width of private streets; 5) reduce street intersection off-set; and 6) reduce back of curb radius.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action)
25. VS-21-0469-HACIENDA ASSOCIATES LP:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action)
26. TM-21-500139-HACIENDA ASSOCIATES LP:
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/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.