



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 2, 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 – 30 are routine items for possible action.

These items may be considered in one hearing and in one motion. Items 16 through 18 and items 27 through 30 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. Items 23 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 12/08/21 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 31 – 43 are non-routine public hearing items for possible action.

These items will be considered separately. Items 34 through 40 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. Items 41 through 43 will be forwarded to the Board of County Commissioners' meeting for final action on 12/08/21 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 12/08/21 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 - 30):

These items may be considered in one hearing and in one motion. Items 16 through 18 and items 27 through 30 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. Items 23 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 12/08/21 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-21-0516-AG PROPERTY DEVELOPMENT, LLC:
DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action)
5. 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)
6. UC-21-0483-STEVENSON-KALE FAMILY TRUST ETAL & STEVENSON SHAINÉ TRS:
USE PERMIT to allow more than 1 accessory apartment or casita in conjunction with an existing single family residence on 0.7 acres within an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. MN/sd/jd (For possible action)
7. UC-21-0487-1263 SILVERADO, LLC:
USE PERMITS for the following: 1) reduce the separation from a supper club to a residential use; 2) eliminate the pedestrian access around the perimeter of outside dining and drinking; 3) allow primary access to outside dining and drinking to not be from within the supper club; and 4) allow a hookah lounge.
DESIGN REVIEW for a supper club with outside dining and drinking and a hookah lounge within an existing shopping center on a portion of 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise. MN/jvm/jd (For possible action)

8. UC-21-0498-AUTO HOUSE, LLC:
USE PERMITS for the following: 1) reduced separation of a proposed vehicle repair facility; and 2) reduced separation of a proposed vehicle maintenance facility in conjunction with an existing commercial building on 1.0 acre in a C-2 (General Commercial) Zone within the Midtown Maryland Parkway Overlay District. Generally located on the north side of Tropicana Avenue, 590 feet west of Spencer Street within Paradise. JG/jor/jd (For possible action)
9. UC-21-0503-D3 PROPERTY GROUP, LLC:
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 applicable design standards on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cameron Street and the north side of Maulding Avenue within Enterprise. MN/rk/jd (For possible action)
10. UC-21-0518-SUHADOLNIK FAMILY TRUST:
USE PERMITS for the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/nr/jd (For possible action)
11. UC-21-0524-RAINEY HILARY ELIZABETH & JAMES DANIEL:
USE PERMITS for the following: 1) allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gary Avenue, approximately 280 feet east of Tenaya Way within Enterprise. JJ/sd/jd (For possible action)
12. UC-21-0529-PACIFIC PLACE SITE LLC:
USE PERMIT for retail sales as a principal use within an existing office/warehouse complex on 3.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. JJ/bb/jd (For possible action)
13. VS-21-0485-COUNTY OF CLARK (LV CONV AUTH):
VACATE AND ABANDON easement of interest to Clark County located between Sierra Vista Drive and Desert Inn Road, and between University Center Drive and Paradise Road within Paradise (description on file). TS/lm/jo (For possible action)
14. VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:
VACATE AND ABANDON portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action)
15. VS-21-0504-UNLV RESEARCH FOUNDATION:
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jgh/jo (For possible action)

16. VS-21-0508-SGG OAKS ROYAL LINKS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action)
17. UC-21-0507-SGG OAKS ROYAL LINKS, LLC:
USE PERMITS for the following: 1) High Impact Project; 2) attached (townhouse) planned unit development (PUD); and 3) single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) reduce setbacks; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)
18. TM-21-500147-SGG OAKS ROYAL LINKS, LLC:
TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)
19. VS-21-0509-HARSCH INVESTMENT PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Lindell Road and Duneville Street (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)
20. VS-21-0514-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/jgh/jd (For possible action)
21. WS-21-0505-FAR APARTMENTS OWNERS SPE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a freestanding sign where not allowed; and 2) allow wall signs where not allowed.
DESIGN REVIEW for signage in conjunction with an apartment complex on 6.3 acres in an R-5 (Apartment Residential) Zone. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley. JJ/jvm/jd (For possible action)
22. WS-21-0506-NEVADA SPEEDWAY, LLC:
WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).
DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65, AE-70, and AE-75) Zone. Generally located on the northeast side of Speedway Boulevard and the south side of I-15 within Sunrise Manor. MK/nr/jo (For possible action)

23. NZC-21-0484-AUTOZONE INC & JRJC, LLC:
ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMIT for retail sales and service.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse addition to an existing retail store; and 2) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). MK/jt/jo (For possible action)
24. NZC-21-0528-GRAGSON-CACTUS HIGHLAND, LLC:
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) 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 the gross area of a planned unit development; 2) reduce setbacks; 3) reduce private street width; 4) allow modified A-curb and ribbon curb with an inverted crown; 5) reduce back of curb radii for private streets; 6) allow modified private residential driveway design; and 7) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)
25. VS-21-0530- GRAGSON-CACTUS HIGHLAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of a right-of-way being Russell Road located between Durango Drive and Bonita Vista Street (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)
26. TM-21-500152-GRAGSON-CACTUS HIGHLAND, LLC:
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Russell Road and the east side of Bonita Vista Street (alignment) within Spring Valley. JJ/rk/jd (For possible action)
27. PA-21-700003-SUN WEST LTD, ET AL:
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment). Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action)
28. CP-21-900382: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Map 1.3), and direct staff accordingly. (For possible action)
29. UC-21-0512-SUN WEST LTD:
USE PERMIT to allow an accessory structure (garage) prior to a principal residence.
DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action)
30. VS-21-0513-SUN WEST LTD:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action)

NON-ROUTINE ACTION ITEMS (31 - 43):

These items will be considered separately. Items 34 through 40 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. Items 41 through 43 will be forwarded to the Board of County Commissioners' meeting for final action on 12/08/21 at 9:00 a.m., unless otherwise announced.

31. UC-21-0520-FULL THROTTLE REAL ESTATE, LLC:
USE PERMITS for the following: 1) allow 2 accessory apartments; 2) increase the overall area of an accessory apartment; 3) increase the footprint of an accessory structure; and 4) allow an accessory structure to not be architecturally compatible in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 253 feet west of Decatur Boulevard within Enterprise. JJ/jor/jo (For possible action)
32. UC-21-0521-THOMPSON SHAWN MICHAEL & WENDY S:
USE PERMITS for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; and 2) allow the combination of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce the setback for a proposed driveway to a property line; 3) reduce the setback for an existing driveway to a property line; and 4) reduce the setback from a driveway to an above ground electrical transformer on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 145 feet east of Park Street and 151 feet south of La Mancha Avenue within Lone Mountain. RM/jvm/jd (For possible action)
33. WS-21-0501-HYLAND DELBERT EARL & SANDRA M:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast side of Oakleigh Willow Way, 475 feet east of Topaz Street within Paradise. JG/jt/jd (For possible action)
34. 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 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)
35. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
HOLDOVER 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)

36. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Gilespie Street and a portion of Gilespie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)
37. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
AMENDED HOLDOVER TENTATIVE MAP consisting of 22 (previously 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)
38. NZC-21-0468-HACIENDA ASSOCIATES LP:
HOLDOVER 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)
39. VS-21-0469-HACIENDA ASSOCIATES LP:
HOLDOVER 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)
40. TM-21-500139-HACIENDA ASSOCIATES LP:
HOLDOVER 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)
41. NZC-21-0522-GRAVES M B II & S M FAM TR-EXEMPTION TRUST ETAL:
ZONE CHANGE to reclassify 14.6 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; 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). JJ/md/jd (For possible action)
42. VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

43. TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue 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.