



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, DECEMBER 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 – 28 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. Item 6 will be forwarded to the Board of County Commissions’ meeting for final action on 12/08/21 at 9:00 a.m., unless otherwise announced. Items 21 and 22 will be forwarded to the Board of County Commissioners’ meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. Items 23 through 28 will be forwarded to the Board of County Commissioners’ meeting for final action on 01/05/22 at 9:00 a.m., unless otherwise announced.

ITEMS 29 – 41 are non-routine public hearing items for possible action.

These items will be considered separately. Items 38 through 40 will be forwarded to the Board of County Commissioners’ meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. Item 41 will be forwarded to the Board of County Commissioners’ meeting for final action on 01/05/22 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 01/05/22 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 - 28):

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. Item 6 will be forwarded to the Board of County Commissions' meeting for final action on 12/08/21 at 9:00 a.m., unless otherwise announced. Items 21 and 22 will be forwarded to the Board of County Commissioners' meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. Items 23 through 28 will be forwarded to the Board of County Commissioners' meeting for final action on 01/05/22 at 9:00 a.m., unless otherwise announced.

4. ET-21-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/bb/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-21-0554-CALNEV PIPELINE CO:
USE PERMIT for hazardous materials storage (butane tank) in conjunction with an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)
7. UC-21-0582-LAM PHUONG:
USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action)
8. UC-21-0583-KOBOLD CONSTRUCTION G P:
USE PERMITS for the following: 1) recycling center in the APZ-2 Overlay District; and 2) reduce the setback from a recycling center to a non-industrial use.
DESIGN REVIEW for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action)

9. UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action)
10. UC-21-0604-GALLERIA CENTER, LLC:
USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action)
11. UC-21-0605-MCC PANEVINO, LLC:
USE PERMIT to allow an outside dining/drinking area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) eliminate the pedestrian access.
DESIGN REVIEW for an outside dining/drinking area in conjunction with an existing restaurant on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone and an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sunset Road and the east side of Gilesie Street within Enterprise. MN/jor/jo (For possible action)
12. VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:
HOLD OVER 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)
13. VS-21-0563-TOBIAS HOLDINGS, LLC:
VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)
14. VS-21-0581-ARIA RESORT & CASINO HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Harmon Avenue and Park Avenue and between Frank Sinatra Drive and Las Vegas Boulevard South within Paradise (description on file). JG/jgh/jd (For possible action)
15. VS-21-0602-DWWFCF, LLC:
VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action)
16. VS-21-0613-TOLSTER, SEAN & BROADHEAD JACEY:
VACATE AND ABANDON a portion of right-of-way being Claridge Avenue located between Heyer Street and Mateuse Street within Moapa Valley (description on file). MK/bb/jd (For possible action)
17. VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:
VACATE AND ABANDON a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/rk/jd (For possible action)

18. WS-21-0478-WEST COAST PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative sign (roof sign).
DESIGN REVIEW for a proposed roof sign in conjunction with an existing commercial restaurant use on 0.3 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District. Generally located on the west side of Moapa Valley Boulevard and the south side of Perkins Avenue within Moapa Valley. MK/bb/jo (For possible action)
19. WS-21-0596-NEVADA BUDDHIST ASSOCIATION:
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/ja (For possible action)
20. WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action)
21. NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:
HOLDOVER ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)
22. TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:
HOLDOVER TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)
23. NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)
24. VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)
25. TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action)

26. NZC-21-0611-BARTSAS MARY 9, LLC:
 ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
 DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise (description on file). MN/rk/jd (For possible action)
27. VS-21-0612-BARTSAS MARY 9, LLC:
 VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Battista Lane (alignment), and between Robindale Road (alignment) and Via Alhambra Court (alignment) within Paradise (description on file). MN/rk/jd (For possible action)
28. TM-21-500173-BARTSAS MARY 9, LLC:
 TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise. MN/rk/jd (For possible action)

NON-ROUTINE ACTION ITEMS (29 - 41):

These items will be considered separately. Items 38 through 40 will be forwarded to the Board of County Commissioners' meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. Item 41 will be forwarded to the Board of County Commissioners' meeting for final action on 01/05/22 at 9:00 a.m., unless otherwise announced.

29. UC-21-0430-DONNER KEVIN:
 HOLDOVER USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)
30. UC-21-0561-DAVIS LETHIA:
 USE PERMIT for a hospital.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hospital not adjacent to or accessed from a collector/arterial street or commercial complex; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.
 DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action)
31. UC-21-0567-DIAMANTE CANYON, LLC:
 HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.
 DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)

32. UC-21-0593-BUTLER LP:
USE PERMITS for the following: 1) allow accessory structures within the front yard that are not architecturally compatible with the principal building; and 2) allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between accessory structures in conjunction with a single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pyle Avenue and Placid Street within Enterprise. MN/al/jo (For possible action)
33. UC-21-0597-TRANS-AERO LAND & DEVELOPMENT:
USE PERMIT to allow a service bay door for a vehicle (automobile) wash to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce the side street (corner) setback for a proposed trash enclosure and vacuums; and 3) eliminate the required loading space.
DESIGN REVIEWS for the following: 1) vehicle wash; 2) restaurant; 3) outside dining and drinking; and 4) vehicle maintenance (smog check) in conjunction with an existing convenience store and gasoline station on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Desert Inn Road within Winchester. JJ/md/jo (For possible action)
34. WS-21-0501-HYLAND DELBERT EARL & SANDRA M:
HOLDOVER 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)
35. WS-21-0565-TORNADO MECHANICAL, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) driveway design standards.
DESIGN REVIEW for an office building on 0.4 acres in a C-P (Office and Professional) Zone within the Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)
36. WS-21-0584-J T B PROPERTY BEAUTIFICATION-LANDSCAPE DESIGN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative landscaping and screening.
DESIGN REVIEWS for the following: 1) convert an existing single family residence into an office building; 2) convert an existing single family residence into a commercial storage building; and 3) a landscape contractor facility on 3.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located between Patrick Lane and Silvestri Lane, 440 feet east of Annie Oakley Drive within Paradise. JG/al/jo (For possible action)
37. WS-21-0589-ROCKWELL TRUST:
WAIVER OF DEVELOPMENT STANDARDS to not connect to municipal water in conjunction with a single family residential minor subdivision on 4.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 230 feet north of Deer Springs Way (alignment) and 765 feet west of Torrey Pines Drive within Lone Mountain. MK/jt/jo (For possible action)

38. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
39. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
40. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)
41. NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/jvm/ja (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.