



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 17, 2022**

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 – 25 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 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 06/22/22 at 9:00 a.m., unless otherwise announced.

ITEMS 26 – 30 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 06/22/22 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 - 25):

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 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 06/22/22 at 9:00 a.m., unless otherwise announced.

4. DR-22-0171-JAMD, LLC:
DESIGN REVIEW for a retail and restaurant building on a 1.5 acre portion of a 13.6 acre site located in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/sd/syp (For possible action)
5. DR-22-0187-AYON JOSE & FAVIOLA:
DESIGN REVIEW to allow an accessory structure with metal siding where CMU block was previously approved on 1.1 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the south side of Wittig Avenue, 280 feet west of Jones Boulevard within Lone Mountain. MK/bb/syp (For possible action)
6. ET-22-400038 (UC-19-0990)-EAGLE PARADISE LLC & THAYERACK LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase animated sign area; and 2) increase freestanding sign area.
DESIGN REVIEW for a freestanding sign with increased animated sign area in conjunction with a shopping center on 5.3 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Harmon Avenue and the east side of Paradise Road within Paradise. JG/sd/syp (For possible action)
7. ET-22-400042 (UC-19-0312)-CHURCH BAPTIST PARADISE BIBLE:
USE PERMIT THIRD EXTENSION OF TIME to waive design standards for accessory modular buildings.
DESIGN REVIEW for modular buildings (classrooms and restrooms) in conjunction with an existing charter school and place of worship on 4.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Emerson Avenue and Pacific Street within Paradise. TS/sd/syp (For possible action)
8. TM-22-500065-TWO FIFTEEN WEST, LLC:
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action)

9. UC-22-0164-WILLY BUG & BUBBY LLC:
USE PERMIT for a proposed personal services use (non-invasive beauty) in conjunction with an existing commercial building located in a commercial/industrial complex (Park 2000) on 1.1 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located approximately 200 feet north of Sunset Road, and approximately 800 feet east of Eastern Avenue within Paradise. JG/bb/syp (For possible action)
10. UC-22-0169-BEATH ANDREW & CARE HOLDINGS, LLC:
USE PERMIT for a hookah lounge within an existing commercial center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the west side of Pecos Road and the north side of Russell Road within Paradise. JG/nr/syp (For possible action)
11. UC-22-0174-4175 LLC:
USE PERMITS for the following: 1) recreational facility (go-cart track); and 2) service bar.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) eliminate bicycle parking requirement.
DESIGN REVIEW for a recreational facility on 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Nevso Drive within Paradise. MN/sd/syp (For possible action)
12. UC-22-0178-LEGACY FUNERAL HOLDINGS NV, LLC:
USE PERMIT for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) (AE-65, AE-70, and AE-RPZ) Zone. Generally located on the south side of Patrick Lane, 285 feet east of Eastern Avenue within Paradise. JG/md/jo (For possible action)
13. UC-22-0180-MATE COMMERCIAL, LLC:
USE PERMIT to reduce the separation between a tire installation and repair facility and a residential use within a portion of an existing office/warehouse building on 1.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, approximately 635 feet west of Spencer Street within Paradise. JG/sd/syp (For possible action)
14. UC-22-0184-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:
USE PERMIT for a communication tower.
DESIGN REVIEW for a redesigned communication tower on a 0.9 acre parcel in a C-P (Office and Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/nr/syp (For possible action)
15. VS-22-0155-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS LLC:
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Lindell Road and Westwind Road within Spring Valley (description on file). MN/rk/jo (For possible action)
16. VS-22-0167-HEYER ELIZABETH E CHARITABLE TRUST:
VACATE AND ABANDON a portion of a right-of-way being Del Monte Avenue located between Sandstone Drive and Calico Drive within Red Rock (description on file). JJ/sd/syp (For possible action)

17. VS-22-0175-JONES MAULE AVE, LLC:
VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Bronco Street (alignment) and Jones Boulevard and a portion of right-of-way being Jones Boulevard located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/jgh/jo (For possible action)
18. VS-22-0182-HERBST FAMILY LIMITED PARTNERSHIP II:
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road and between Polaris Avenue and Procyon Street within Paradise (description on file). MN/jor/jo (For possible action)
19. WS-22-0157-SYLVESTRE RAYMOND P & LOURDES:
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on a 0.2 acre parcel in an R-1 (Single Family Residential) Zone. Generally located on the south side of Waltham Lane and the west side of Graham Avenue within Whitney. JG/nr/syp (For possible action)
20. WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located 128 feet south of Palma Vista Avenue and 211 feet west of Topaz Street within Winchester. TS/nr/syp (For possible action)
21. WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) roadway dedication; and 2) restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. MN/sd/syp (For possible action)
22. NZC-22-0176-MOSER INEZ E:
ZONE CHANGE to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduce street intersection off-set.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action)
23. TM-22-500063-MOSER INEZ E:
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/jo (For possible action)
24. PA-22-700002-LGI HOMES-NEVADA, LLC:
PLAN AMENDMENT to amend Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from 100 feet to 80 feet for Hollywood Boulevard. Generally located on Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard within Sunrise Manor. MK/gt (For possible action)

25. VS-22-0158-LGI HOMES-NEVADA, LLC:
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/jo (For possible action)

NON-ROUTINE ACTION ITEMS (26 - 30):

These items will be considered separately.

26. AG-22-900287: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)
27. UC-22-0124-ALVAREZ LAURENCIO:
HOLDOVER USE PERMITS for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jvm/jo (For possible action)
28. UC-22-0170-MEJIA, LANEA MARIE & GUSTAVO JR.:
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Stewart Avenue and the east side of Mount Gravatt Court within Sunrise Manor. TS/jor/syp (For possible action)
29. WS-21-0718-MAHON ROBERT & SKINNER WENDY A:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/jgh/jo (For possible action)
30. WS-22-0156-WHITING VEGAS:
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: 1) non-decorative metal siding in an urban area; and 2) mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/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.