



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, JUNE 21, 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 – 37 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 33 through 37 will be forwarded to the Board of County Commissioners' meeting for final action on 07/20/22 at 9:00 a.m., unless otherwise announced.

**ITEMS 38 – 49 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 44 through 49 will be forwarded to the Board of County Commissioners' meeting for final action on 07/20/22 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 07/20/22 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 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](mailto: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 - 37):**

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 33 through 37 will be forwarded to the Board of County Commissioners' meeting for final action on 07/20/22 at 9:00 a.m., unless otherwise announced.

4. ET-22-400064 (WS-18-0613)-HERRERA ALICIA:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action)
5. ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action)
6. ET-22-400066 (UC-18-0124)-BILINSKI THOMAS:  
USE PERMIT SECOND EXTENSION OF TIME to allow a proposed accessory structure (garage) prior to the principal use (residence).  
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (garage) on 0.8 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Revere Street and the north side of Exchange Avenue within Goodsprings. JJ/hw/syp (For possible action)
7. ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a recreational facility with accessory retail and snack bar use.  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.  
DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action)

8. UC-22-0161-JOHNSON FAMILY TRUST & JOHNSON ROBERT D & GAYELLYN TRS:  
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure. WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Linden Avenue and the south and east sides of Fogg Street within Sunrise Manor. TS/nr/syp (For possible action)
9. UC-22-0209-USA:  
HOLDOVER USE PERMITS for the following: 1) public utility structures (a 69 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures. DESIGN REVIEW for proposed public utility structures (a 69 kV overhead transmission line) with associated equipment in an R-U (Rural Open Land) Zone. Generally located on the east and west sides of Meadow Valley Road, 2,600 feet north of State Route 168 within Northeast County Planning Area. MK/rk/jo (For possible action)
10. UC-22-0225-USA:  
USE PERMIT for a public facility.  
DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin. MN/sd/syp (For possible action)
11. UC-22-0247-INTERAGRO INC:  
USE PERMIT for a swap meet (indoor) on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the west side of Sloan Lane within Sunrise Manor. TS/lm/syp (For possible action)
12. UC-22-0251-JENNIFER PARK, LLC:  
USE PERMIT for a major training facility (volleyball training and practice).  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/syp (For possible action)
13. UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB MATTHEW C TRS:  
USE PERMIT to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/syp (For possible action)
14. UC-22-0276-SAHARA PALM PLAZA, LLC:  
USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action)
15. UC-22-0278-1263 SILVERADO, LLC:  
USE PERMIT for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 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/nr/syp (For possible action)

16. UC-22-0279-4530 4560 4570 EASTERN, LLC:  
USE PERMITS for the following: 1) personal services; 2) minor training facility; and 3) permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone. Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/syp (For possible action)
17. UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:  
USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action)
18. UC-22-0290-CARL FAMILY TRUST & CARL ROBERT S TRS:  
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation between structures in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)
19. VS-22-0203-TURNBULL, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/jo (For possible action)
20. VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action)
21. VS-22-0256-LVBN PROPERTY, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard North and Alexander Road, and between Puebla Street and Lamb Boulevard within Sunrise Manor (description on file). MK/rk/syp (For possible action)
22. VS-22-0265-AZURE CREST TRUST ETAL & MCKNIGHT PATRICK TRS:  
VACATE AND ABANDON easement of interest to Clark County located between Michelli Crest Way and Ruffian Road, and between Regena Avenue and Azure Drive within Lone Mountain (description on file). RM/jgh/syp (For possible action)
23. VS-22-0268-JEPSON JOHN S:  
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/syp (For possible action)
24. VS-22-0282-WATSON LIVING TRUST & WATSON RICKY VORDELL TRS:  
VACATE AND ABANDON a portion of a right-of-way being Jill Street located between Warm Springs Road and State Route 168 within the Northeast County (description on file). MK/jt/jo (For possible action)

25. WS-22-0156-WHITING VEGAS:  
HOLDOVER 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)
26. WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:  
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.  
DESIGN REVIEW for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/syp (For possible action)
27. WS-22-0259-VIKING LAND 2 INC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)
28. WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:  
WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.  
DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/syp (For possible action)
29. WS-22-0269-LV MAULE, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action)
30. WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following; 1) setbacks; and 2) increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/syp (For possible action)
31. WS-22-0271-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA TRS:  
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.  
DESIGN REVIEW for site modifications to a previously approved multiple family development on 0.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Ringe Lane and the north side of Owens Avenue within Sunrise Manor. TS/md/syp (For possible action)
32. WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEW for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action)

33. NZC-22-0249-WATTOO FAMILY L P:  
 ZONE CHANGE to reclassify 3.8 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) for a single family residential development; and 2) finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)
34. VS-22-0250-WATTOO FAMILY LP:  
 VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)
35. TM-22-500085-WATTOO FAMILY LP:  
 TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)
36. NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:  
 ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) reduce landscaping width.  
 DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action)
37. TM-22-500100-BARTSAS MARY 15, LLC:  
 TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action)

**NON-ROUTINE ACTION ITEMS (38 - 49):**

These items will be considered separately. Items 44 through 49 will be forwarded to the Board of County Commissioners' meeting for final action on 07/20/22 at 9:00 a.m., unless otherwise announced.

38. UC-22-0041-LERMA HERMELINDA R:  
 HOLDOVER USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal structure; 2) allow alternative design standards; and 3) allow the area for all accessory buildings to exceed the area of the principal dwelling.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) building separation; and 3) allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/ja (For possible action)
39. UC-22-0205-TYEB LLC:  
 HOLDOVER USE PERMITS for the following: 1) supper club; and 2) hookah lounge.  
 WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial complex on 2.5 acres in a M-1 (Light Manufacturing) zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action)

40. UC-22-0253-RIVIERA SHOPPING CENTER LTD:  
USE PERMITS for the following: 1) hookah lounge; and 2) outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
41. UC-22-0286-GALLEGOS ANN:  
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separation; and 3) increased height of an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Halehaven Drive and the east side of Fairchild Street within Sunrise Manor. TS/nr/syp (For possible action)
42. WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:  
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action)
43. WS-22-0274-EINARSSON HAROLD PAUL & TAMLYNN RAE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Increase height of a solid block wall in the front yard; and 2) Increase height of side and rear yard block walls in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mullen Avenue and the west side of Rome Street within Enterprise. MN/bb/jo (For possible action)
44. NZC-22-0208-ELDORADO LANE LLC:  
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.  
DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action)
45. NZC-22-0231-ROY FAMILY LLC:  
HOLDOVER ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; and 8) reduce parking lot landscaping.  
DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action)



46. VS-22-0232-ROY FAMILY, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action)
47. NZC-22-0254-VAN 86 HOLDINGS TRUST:  
ZONE CHANGE to reclassify 19.4 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; and 2) reduce street intersection off-set.  
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)
48. VS-22-0255-VAN 86 HOLDINGS TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)
49. TM-22-500087-VAN 86 HOLDINGS TRUST:  
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/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.