



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, AUGUST 16, 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 – 17 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 17 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced.

ITEMS 18 – 26 are non-routine public hearing items for possible action.

These items will be considered separately. Items 19 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced. Item 26 will be forwarded to the Board of County Commissioners' meeting on 08/17/22 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 09/21/22 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. 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 - 17):

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 17 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced.

4. ET-22-400085 (VS-20-0081)-KULAR GULZAR SINGH:
VACATE AND ABANDON FIRST EXTENSION OF TIME an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/jud/tk (For possible action)
5. ET-22-400086 (WS-20-0080)-KULAR GULZAR SINGH:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jud/tk (For possible action)
6. ET-22-400087 (VS-19-0941)-HIGHLAND PROPERTY MANAGEMENT, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Bronco Street (alignment), and between Torino Avenue and Ford Avenue within Enterprise (description on file). JJ/sr/tk (For possible action)
7. SC-22-0378-MGP LESSOR LLC:
STREET NAME CHANGE to name an unnamed private drive aisle Bold Avenue on a portion of 57.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Frank Sinatra Drive and the north side of Mandalay Bay Road within Paradise. MN/dm/tk (For possible action)
8. UC-22-0357-SOUTHWEST MARKETPLACE STATION LLC:
HOLDOVER USE PERMIT to reduce the setback for an existing communication tower to a residential development.
DESIGN REVIEWS for the following: 1) increase height of an existing communication tower; and 2) modifications to an existing communication tower and associated equipment within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Windmill Lane within Enterprise. MN/md/tk (For possible action)

9. UC-22-0365-1995 NELLIS LLC:
USE PERMIT for a pawn shop within an existing retail complex on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/jad/jo (For possible action)
10. UC-22-0369-SAH FAMILY TRUST & HESTER-HARPER PATRICE A. ET AL:
USE PERMIT to reduce the rear setback of a proposed patio cover in conjunction with a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone within the Southern Highlands Master Planned Community. Generally located on the west side of Zagarolo Lane, 68 feet north of Fonseca Drive, and northeast of Southern Highlands Parkway within Enterprise. JJ/jor/tk (For possible action)
11. UC-22-0371-SDMIBD, LLC:
USE PERMITS for the following: 1) restaurant; and 2) retail use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) lighting; 2) signage; and 3) proposed commercial building in conjunction with an existing commercial complex on 2.7 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the west side of Lindell Road within Enterprise. JJ/jor/tk (For possible action)
12. UC-22-0372-MANOUKIAN VICTORIA:
USE PERMIT for personal services (beauty salon) within an existing commercial/industrial complex on 2.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the north side of Sunset Road and the west side of Sunset Corporate Drive within Paradise. JG/jad/tk (For possible action)
13. UC-22-0373-BCPF NORTHPOINT VEGAS, LLC:
USE PERMITS for the following: 1) commercial vehicle repair; 2) vehicle repair in the APZ-2 Overlay District; and 3) manufacturing in conjunction with an existing warehouse/office building on a portion of 19.6 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, approximately 300 feet south of Cheyenne Avenue within Sunrise Manor. WM/jad/tk (For possible action)
14. UC-22-0376-9719 FLAMINGO ROAD, LLC:
USE PERMIT to allow a recreational facility.
DESIGN REVIEW for a proposed recreational facility in conjunction with an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Flamingo Road and Grand Canyon Drive within Spring Valley. JJ/jor/jo (For possible action)
15. UC-22-0379-KILGORE FAMILY TR & KILGORE STEVEN BOYD & JODY LYNN TRS:
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separations; 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 Serene Avenue, 955 feet west of Maryland Parkway within Paradise. MN/nr/ja (For possible action)
16. VC-22-0366-WARM SPRINGS & LEE LLC:
VARIANCE to allow a pawn shop in conjunction with an existing commercial development located on 2.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 1,030 feet west of Durango Drive within Spring Valley. JJ/md/tk (For possible action)

17. NZC-22-0380-BORT, LLC:
ZONE CHANGE to reclassify 6.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) fence height; and 2) building height.
DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) alternative parking lot landscaping. Generally located on the west side of Boulder Highway and the north and south sides of Desert Horizons Drive within Whitney (description on file). JG/jvm/jo (For possible action)

NON-ROUTINE ACTION ITEMS (18 - 26):

These items will be considered separately. Items 19 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced. Item 26 will be forwarded to the Board of County Commissioners' meeting on 08/17/22 at 9:00 a.m., unless otherwise announced.

18. 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)
19. NZC-22-0305-GRAND CANYON LLC & NAHAI ILIEN:
HOLDOVER ZONE CHANGE to reclassify 15.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street width.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk/jo (For possible action)
20. NZC-22-0331-ROARING 20'S LLC:
HOLDOVER ZONE CHANGE to reclassify 5.1 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) combination wall height; 2) off-site improvements; and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
21. VS-22-0332-ROARING 20'S LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
22. TM-22-500110-ROARING 20'S LLC:
HOLDOVER TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)

23. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)
24. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)
25. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

ORDINANCE

26. ORD-22-900510: Review an ordinance to amend the Planning Area Amendment and Zone Boundary Amendment processes and other related requirements in Title 30, and direct staff accordingly. (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.