



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, SEPTEMBER 3, 2024**

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 advanced 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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 Nicole Razo at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 6 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 7 – 18 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 10/02/24 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 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](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 – 6):**

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.

4. DR-24-0374-JDS SURFACES, LLC:  
DESIGN REVIEW for an addition to an existing office/warehouse on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 245 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)
5. UC-24-0345-4770 NEVSO, LLC:  
USE PERMIT for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone. Generally located on the north side of Nevso Drive, 320 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action)
6. UC-24-0376-6780 CABALLO STREET, LLC:  
USE PERMITS for the following: 1) to allow avocational/vocational training facility; and 2) to allow instruction/tutoring facility.  
WAIVER OF DEVELOPMENT STANDARD to reduce parking for an existing commercial building on 2.27 acres in an IL (Industrial Light) Zone within Airport Environs (AE-60) Overlay. Generally located on the east side of Caballo Street, 320 feet south of Pilot Road within Paradise. MN/nai/syp (For possible action)

### **NON-ROUTINE ACTION ITEMS (7 – 18):**

These items will be considered separately.

7. SDR-24-0242-1900 DESERT INN, LLC:  
HOLDOVER SIGN DESIGN REVIEW to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)
8. ET-24-400072 (WS-22-0199)-FLUET, ROBERT:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action)

9. ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a multi-family residential development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence.  
DESIGN REVIEW for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action)
10. UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:  
HOLDOVER USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action)
11. UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:  
USE PERMIT for a home occupation.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate access gate setback; 2) reduce setback; 3) reduce building separation; and 4) residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action)
12. VS-24-0356-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file). MN/rg/syp (For possible action)
13. WS-24-0355-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce setbacks; and 3) eliminate street landscaping.  
DESIGN REVIEW for a single-family residential attached development on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action)
14. TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
TENTATIVE MAP consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action)
15. WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action)

16. WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action)
17. WS-24-0347-DEAN, DONNY & WILLIAMS, VIRGINIA:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with existing single-family residences on 1.26 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Cactus Avenue and the north side of Patrington Court within Enterprise. MN/my/syp (For possible action)

### **ORDINANCE**

18. ORD-24-900429: Review an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, 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.