



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 4, 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 – 12 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 12 will be forwarded to the Board of County Commissioners' meeting for final action on 11/02/22 at 9:00 a.m., unless otherwise announced.

ITEMS 13 – 26 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17 through 22 and items 24 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 11/02/22 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 11/02/22 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 - 12):

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 12 will be forwarded to the Board of County Commissioners' meeting for final action on 11/02/22 at 9:00 a.m., unless otherwise announced.

4. ET-22-400091 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) a reclamation facility; 2) office as a principal use in an M-D Zone; and 3) an office as a principal use in an (APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive parking lot landscaping for a reclamation facility; and 2) reduce access gate setback to the property line.
DESIGN REVIEW for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jgh/syp (For possible action)
5. UC-22-0437-LAS VEGAS PAVING CORPORATION:
USE PERMIT for gravel pits on 254.0 acres in an R-U (Rural Open Land) Zone. Generally located on the east and west side of Meadow Valley Road and Union Pacific right-of-way, approximately 9 miles north of State Highway 168 within Moapa. MK/sd/syp (For possible action)
6. UC-22-0472-DURANGO TECO PARTNERS, LLC:
USE PERMIT for a pawn shop in conjunction with an existing retail center on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/sr/syp (For possible action)
7. VS-22-0452-UNLV RESEARCH FOUNDATION:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/jud/syp (For possible action)
8. VS-22-0482-VEGAS RANCH, LLC:
VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)
9. WS-22-0462-3899 N. LAS VEGAS BLVD., LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.
DESIGN REVIEW for a mini-warehouse facility on 1.7 acres on a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/rk/syp (For possible action)

10. WS-22-0473-CASTAWAY INVESTMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway width.
DESIGN REVIEW for an additional single family residential model for a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Cougar Avenue and the east side of Gilespe Street within Enterprise. MN/bb/syp (For possible action)
11. WS-22-0483-CURBELO, ISBEL:
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height on 0.2 acres in a CRT (Commercial Residential Transitional) (AE-60) Zone. Generally located on the south side of Desert Inn Road and the east side of Oneida Way within Paradise. TS/sd/syp (For possible action)
12. NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:
ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)

NON-ROUTINE ACTION ITEMS (13 - 26):

These items will be considered separately. Items 17 through 22 and items 24 through 26 will be forwarded to the Board of County Commissioners' meeting for final action on 11/02/22 at 9:00 a.m., unless otherwise announced

13. UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:
HOLDOVER USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduced departure distance; 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant with drive-thru; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)
14. UC-22-0478-FLAMINGO VEGAS HOLDCO, LLC:
USE PERMITS for the following: 1) multiple family residential development; 2) restaurant; and 3) on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development with a ground level restaurant; and 2) alternative parking lot landscaping on 8.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/syp (For possible action)
15. UC-22-0480-PSI SUNSET, LLC:
USE PERMIT to reduce the separation for on-premises consumption of alcohol (tavern) to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a restaurant within an existing retail center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/jad/syp (For possible action)

16. WS-22-0451-FLORES, MARIA D.:
WAIVER OF DEVELOPMENT STANDARDS for reduced setback reductions in conjunction with a single family residence on a 0.1 acre in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the north side of Trout Lake Avenue, 75 feet west of Eblick Wash Drive within Sunrise Manor. WM/jud/syp (For possible action)
17. NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) reduce 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 Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action)
18. VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action)
19. TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley. JJ/jad/syp (For possible action)
20. NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)
21. TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:
TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)
22. PA-22-700003-CANKIDS INVESTMENTS 2012:
PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action)
23. CP-22-900623: Authorize the chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan; and direct staff accordingly. (For possible action)

24. VS-22-0457-CANKIDS INVESTMENTS 2012:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action)
25. WS-22-0456-LH VENTURES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)
26. TM-22-500163-CANKIDS INVESTMENTS 2012:
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (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.