



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 1, 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 – 15 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 13 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 11/16/22 at 9:00 a.m., unless otherwise announced.

ITEMS 16 – 20 are non-routine public hearing items for possible action.

These items will be considered separately. Items 19 & 20 will be forwarded to the Board of County Commissioners' meeting for final action on 11/16/22 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 12/07/22 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 -15):

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 13 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 11/16/22 at 9:00 a.m., unless otherwise announced.

4. DR-22-0505-BLUE DIAMOND DECATUR PLAZA, LLC:
DESIGN REVIEW for a proposed restaurant with drive-thru on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, and west of Decatur Boulevard within Enterprise. JJ/sd/syp (For possible action)
5. UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action)
6. UC-22-0512-EHH VENTURE:
USE PERMIT for a pawn shop.
DESIGN REVIEW for a pawn shop in conjunction with an existing shopping center on 4.7 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the south side of Sunset Road, 630 feet west of Spencer Street within Paradise. JG/bb/syp (For possible action)
7. UC-22-0515-7680 SOUTH LAS VEGAS BLVD, LLC:
USE PERMIT for proposed secondhand sales within an existing shopping center on a portion of 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action)
8. VS-22-0507-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Tropical Parkway and Bright Angel Way within Lone Mountain (description on file). RM/bb/syp (For possible action)

9. UC-22-0520-FUNSTON, STEVEN L. SEPARATE PROPERTY TRUST & FUNSTON, STEVEN L. TRS:
USE PERMIT to allow an accessory building to exceed one half the footprint of the principal building. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping along a collector street; and 2) reduce access gate setback along a collector street in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Tropical Parkway, 130 feet west of Jensen Street within Lone Mountain. RM/rk/syp (For possible action)
10. VS-22-0509-RED ROCK MEMORIAL PARK, LLC:
VACATE AND ABANDON portions of a right-of-way being Meng Way located between Sunset Road (alignment) and Penelope Road, a portion of right-of-way being Penelope Road between Buster Way and Meng Street; a portion of right-of-way being Buster Way located between Penelope Road (alignment) and Tuffy Lane, and a portion of right-of-way being Tuffy Lane located between Buster Way and Meng Street within Red Rock (description on file). JJ/sd/syp (For possible action)
11. UC-22-0508-RED ROCK MEMORIAL PARK, LLC:
USE PERMITS for the following: 1) cemetery; and 2) funeral home.
DESIGN REVIEW for a cemetery and funeral home on 91.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of intersection State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/syp (For possible action)
12. WS-22-0462-3899 N. LAS VEGAS BLVD., LLC:
HOLDOVER 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)
13. NZC-22-0254-VAN 86 HOLDINGS TRUST:
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone; and 2) reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 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 northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)
14. VS-22-0255-VAN 86 HOLDINGS TRUST:
HOLDOVER 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)
15. TM-22-500087-VAN 86 HOLDINGS TRUST:
AMENDED HOLDOVER TENTATIVE MAP consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action)

NON-ROUTINE ACTION ITEMS (16 - 20):

These items will be considered separately. Items 19 & 20 will be forwarded to the Board of County Commissioners' meeting for final action on 11/16/22 at 9:00 a.m., unless otherwise announced.

16. UC-22-0487-AVILA FAMILY TRUST & AVILA, JAVIER TRS:
HOLDOVER USE PERMITS for the following: 1) increase accessory structure area to exceed one half the footprint of the principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow a pool in the front yard in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the east side of Betty Lane, 150 feet south of Judson Avenue within Sunrise Manor. MK/lm/syp (For possible action)
17. VS-22-0516-SIERRA GROUP HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive (alignment), and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action)
18. WS-22-0517-SIERRA GROUP HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) reduced setbacks; 3) reduced trash enclosure setback; 4) reduced throat depth; 5) reduced setback adjacent to single family residential use; and 6) parking lot landscaping.
DESIGN REVIEW for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action)
19. NZC-22-0496-ALL AMERICAN CAPITAL CORPORATION:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access to a local street where not permitted; 2) allow modified CMA Design Overlay District Standards; and 3) modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/warehouse; and 2) finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street and the north side of Post Road within Spring Valley (description on file). MN/md/syp (For possible action)
20. VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/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.