



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 15, 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 – 22 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 20, 21, & 22 will be forwarded to the Board of County Commissioners' meeting for final action on 12/07/22 at 9:00 a.m., unless otherwise announced.

ITEMS 23 – 30 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 12/21/22 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 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 - 22):

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 20, 21, & 22 will be forwarded to the Board of County Commissioners' meeting for final action on 12/07/22 at 9:00 a.m., unless otherwise announced.

4. AR-22-400111 (UC-21-0518)-SUHADOLNIK FAMILY TRUST:
USE PERMITS FIRST APPLICATION FOR REVIEW of the following: 1) temporary commercial events (Tailgate Zone); 2) allow live entertainment after daytime hours; 3) allow elimination of parking for temporary commercial events; 4) reduced setbacks; and 5) allow more than 1 temporary commercial event in a month and more than 12 events in a year on 0.4 acres in a M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Dewey Drive, 387 feet west of Polaris Avenue within Paradise. MN/sd/syp (For possible action)
5. TM-22-500189-HIP VALLEY VIEW, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Harmon Avenue and Valley View Boulevard (alignment) within Paradise. MN/sd/syp (For possible action)
6. UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:
USE PERMITS for the following: 1) reduce separation from residential use; and 2) reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/bb/syp (For possible action)
7. UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:
USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone. Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/sd/syp (For possible action)
8. UC-22-0527-DIS & DAT INC:
USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/syp (For possible action)

9. UC-22-0530-HARSCH INVESTMENT PPTYS-NV, LLC:
USE PERMITS for the following: 1) proposed on-premises consumption of alcohol establishment (supper club); and 2) reduce the separation for a supper club to residential use within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)
10. UC-22-0544-LV CORONADO, LLC:
USE PERMIT to operate an on-premises consumption of alcohol use (service bar) in conjunction with a restaurant on a 0.8 acre portion of 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Maulding Avenue within Enterprise. MN/sd/syp (For possible action)
11. UC-22-0549-BELTWAY BUSINESS PARK LLC & BELTWAY BUSINESS PARK WAREHOUSE NO 8 LLC (LEASE):
USE PERMITS for the following: 1) a 230kV electric substation; and 2) increased height. DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; and 2) proposed utility structures (200kV to 230kV transmission lines) on an 8.6 acre portion of 38.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue and the east side of Jones Boulevard within Enterprise. MN/sd/syp (For possible action)
12. UC-22-0550-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) outside dining and drinking.
DESIGN REVIEW for an outdoor dining and drinking area in conjunction with a proposed restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. MN/sd/syp (For possible action)
13. UC-22-0551-KH GOLDEN INVESTMENTS, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action)
14. UC-22-0559-HIGHLAND & STERLING, LLC:
USE PERMIT for on-premises consumption of alcohol (supper club and service bar) in conjunction with a restaurant within an existing commercial complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway and the north side of Pebble Road within Paradise. MN/sd/syp (For possible action)
15. UC-22-0561-VITTORIO HOLDING, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action)
16. VS-22-0536-3497 BOULDER HIGHWAY, LLC:
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Cameron Street and Decatur Boulevard within Paradise (description on file). MN/rk/syp (For possible action)

17. WS-22-0523-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:
WAIVER OF DEVELOPMENT STANDARDS to allow a roof sign.
DESIGN REVIEW for a proposed roof sign in conjunction with an existing business within a shopping center on 13.9 acres in a C-2 (General Commercial) Zone. Generally located on the on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)
18. WS-22-0545-S & S FUELS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action)
19. WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ, JOSE S. & FRANCISCA P. CO-TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/sd/syp (For possible action)
20. NZC-22-0254-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED 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)
21. 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)
22. TM-22-500087-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED 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 (23 - 30):

These items will be considered separately.

23. DR-22-0535-CHETAK DEVELOPMENT, INC:
DESIGN REVIEW for the addition of a second drive-thru lane in conjunction with an existing restaurant on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Four Seasons Drive within Paradise. JG/md/syp (For possible action)

24. UC-22-0554-A J SPRING MOUNTAIN, LLC:
USE PERMITS for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service bar).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/sd/syp (For possible action)
25. VC-22-0532-ASO NEVADA, LLC:
VARIANCE to increase the height of a proposed accessory structure (shade structure) in conjunction with an existing private school on 4.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the northeast side of Southern Highlands Parkway, 625 feet north of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action)
26. WC-22-400112 (UC-1674-06)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:
WAIVER OF CONDITIONS of a use permit limiting to 24 days per calendar year in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)
27. WC-22-400113 (WS-1156-08)-BELLIVEAU ROBERT ROCK TR & BELLIVEAU ROBERT ROCK TRS:
WAIVER OF CONDITIONS of a use permit limiting a maximum of 35 guests per museum event in conjunction with a museum on 9.1 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the east side of Park Street and the north side El Campo Grande Avenue within Lone Mountain. RM/jud/syp (For possible action)
28. WS-22-0510-MOSTASHARI MOE:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 480 feet south of Great Gable Drive, 845 feet east of Gilespie Street within Enterprise. MN/bb/syp (For possible action)
29. WS-22-0531-AMH NV6 DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Bishops Cap Street and south side of Dwarf Chin Avenue within Enterprise. JJ/gc/syp (For possible action)
30. WS-22-0541-CHEN, BILL CHE-CHANG & INGRID SHIH-YUN:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Lailah Skye Avenue, 507 feet east of Arville Street within Enterprise. JJ/jgh/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.