



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 3, 2023**

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 5 – 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. Item 15 will be forwarded to the Board of County Commissioners' meeting for final action on 02/08/23 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. Item 20 will be forwarded to the Board of County Commissioners' meeting for final action on 01/18/23 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 02/08/23 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. Election of Officers. (For possible action)
3. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
4. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (5 - 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. Item 15 will be forwarded to the Board of County Commissioners' meeting for final action on 02/08/23 at 9:00 a.m., unless otherwise announced.

5. UC-22-0621-ADC HOLDINGS, LLC:
USE PERMIT for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 275 feet east of Mountain Vista Street within Paradise. TS/bb/syp (For possible action)
6. UC-22-0624-PLEASANT HILLS UNIT 2:
USE PERMITS for the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; 3) reduce the setback from Sloan Lane; and 4) reduce the separation between communication towers.
WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion.
DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)
7. UC-22-0632-VRES, LLC:
USE PERMITS for the following: 1) photographic studio; and 2) banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Quail Avenue, 550 feet east of Valley View Boulevard within Paradise. MN/al/syp (For possible action)
8. UC-22-0635-HSJC INVESTMENTS LTD:
USE PERMIT to reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 3.0 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise. JJ/sd/syp (For possible action)
9. VS-22-0618-CVA 3355, LLC:
VACATE AND ABANDON a portion of a right-of-way being Pioneer Avenue located between Arville Street and Myrtle Avenue within Paradise (description on file). JJ/bb/syp (For possible action)

10. WS-22-0617-CVA 3355, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce landscaping.
DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action)
11. VS-22-0623-PALMER, JEANNE & MARK LEROY:
VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road; a portion of right-of-way being Bader Avenue (alignment) located between St. Joseph Street (alignment) and Tami Street (alignment); and a portion of a right-of-way being Tami Street (alignment) located between Cottonwood Avenue and Ramos Ranch Road within Northeast County (description on file). MK/rk/syp (For possible action)
12. VS-22-0625-DESTINY HOMES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue, and between Al Carrison Street and Tomsik Street within Lone Mountain (description on file). RM/jud/syp (For possible action)
13. VS-22-0626-HERNANDEZ, ARTURO M.:
VACATE AND ABANDON a portion of a right-of-way being La Madre Way located between Jensen Street (alignment) and Grand Canyon Drive within Lone Mountain (description on file). RM/jud/syp (For possible action)
14. VS-22-0630-LV CHEYENNE INDUSTRIAL LP:
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)
15. NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS:
ZONE CHANGE to reclassify 2.1 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain (description on file). MK/rk/syp (For possible action)

NON-ROUTINE ACTION ITEMS (16 - 20):

These items will be considered separately. Item 20 will be forwarded to the Board of County Commissioners' meeting for final action on 01/18/23 at 9:00 a.m., unless otherwise announced.

16. VS-22-0620-OZAKI, RANDALL E. & LORI DAWN:
VACATE AND ABANDON a portion of a right-of-way being St. Joseph Street located between Moapa Valley Boulevard and Lou Jean Avenue (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)
17. WS-22-0579-DOLAN, ROCHELLE & WILLIAM:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce front yard setback for a proposed detached garage in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Lone Mountain Road and the west side of Tomsik Street within Lone Mountain. RM/rk/syp (For possible action)

18. WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)
19. WS-22-0633-ALVARADO, REFUGIO:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)
20. NZC-22-0607-AVILA, JOSE:
HOLDOVER ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/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.