



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, JANUARY 17, 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 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. Items 10 through 12 will be forwarded to the Board of County Commissioners' meeting for final action on 02/22/23 at 9:00 a.m., unless otherwise announced.

ITEMS 13 – 22 are non-routine public hearing items for possible action.

These items will be considered separately. Items 20 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 02/22/23 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 02/22/23 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. 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. Items 10 through 12 will be forwarded to the Board of County Commissioners' meeting for final action on 02/22/23 at 9:00 a.m., unless otherwise announced.

4. ET-22-400126 (WS-20-0028)-702 CAPITAL GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow proposed single family residential lots to have direct access to a collector street (Grand Canyon Drive) on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Grand Canyon Drive and Stange Avenue within Lone Mountain. RM/dd/syp (For possible action)
5. ET-22-400129 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:
USE PERMIT FOURTH EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/dd/syp (For possible action)
6. SC-22-0644-BLUE DIAMOND PB HOLDINGS, LLC:
STREET NAME CHANGE to change the name of Schirlls Street to Pinkbox Doughnuts Drive between Blue Diamond Road and Wigwam Avenue. Generally located on the south side of Blue Diamond Road, 700 feet east of Arville Street within Enterprise. JJ/jad/syp (For possible action)
7. VS-22-0643-JONES SUNSET, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/jgh/syp (For possible action)
8. VS-22-0649-GREYSTONE NEVADA, LLC:
VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jud/syp (For possible action)

9. WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a perimeter fence/wall for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone. Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)
10. NZC-22-0642-JAMIESON, JARRETT & TARA:
ZONE CHANGE to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.
DESIGN REVIEWS for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action)
11. PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed-Use (CM) on 3.8 acres. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley. MN/gtb (For possible action)
12. ZC-22-0648-DECATUR POST, LLC:
ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) Zone and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action)

NON-ROUTINE ACTION ITEMS (13 - 22):

These items will be considered separately. Items 20 through 22 will be forwarded to the Board of County Commissioners' meeting for final action on 02/22/23 at 9:00 a.m., unless otherwise announced.

13. WC-22-400117 (UC-1766-98)-CAPSTONE CHRISTIAN ACADEMY:
HOLDOVER WAIVER OF CONDITIONS of a use permit requiring A-2 landscaping on the western and southern property lines in conjunction with a school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)
14. DR-22-0582-CAPSTONE CHRISTIAN ACADEMY:
HOLDOVER DESIGN REVIEW for an addition to an existing school on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/hw/syp (For possible action)
15. 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)

16. WS-22-0585-SANDOVAL, MARTIN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) architectural compatibility in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southeast side of Nottingham Drive, 150 feet south of Westfield Street within Winchester. TS/hw/syp (For possible action)
17. WS-22-0633-ALVARADO, REFUGIO:
HOLDOVER 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)
18. WS-22-0640-BOYLE, DOUGLAS JOHN & BOROS, MONIKA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side setback; and 2) allow an addition not architecturally compatible to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located 370 feet west of Lamb Boulevard on the south side of Pequeno Avenue and on the north side of Hacienda Avenue within Paradise. JG/bb/syp (For possible action)
19. WS-22-0641-CENTRO EVANGELISTICO PALABRA:
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side of Emerson Avenue within Paradise. TS/lm/syp (For possible action)
20. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action)
21. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)
22. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/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.