



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, FEBRUARY 7, 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 – 19 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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 03/08/23 at 9:00 a.m., unless otherwise announced.

**ITEMS 20 – 29 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 27 through 29 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 03/08/23 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](mailto: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 - 19):**

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 16 through 19 will be forwarded to the Board of County Commissioners' meeting for final action on 03/08/23 at 9:00 a.m., unless otherwise announced.

4. UC-22-0666-NEVADA SUNSET MANAGERMENTS, LLC:  
USE PERMIT for a major training facility within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/sd/syp (For possible action)
5. UC-22-0678-PFC SUNSET, LLC:  
USE PERMIT for a proposed sporting goods (firearms) sales business within a portion of an existing office/warehouse building on a 0.1 acre portion of a 3.8 acre site in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the north side of Sunset Road, 700 feet east of McLeod Drive within Paradise. JG/rk/syp (For possible action)
6. UC-22-0681-RIVIERA SHOPPING CENTER, LTD:  
USE PERMIT for sporting goods with firearms in conjunction with a pawn shop within an existing shopping center on 2.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
7. UC-22-0682-SILVER YEARS SERIES 1, LLC:  
USE PERMIT for an automobile minor paint and body shop in conjunction with an existing automobile repair plaza on 2.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (APZ-2) Zone. Generally located on the northeast corner of Lake Mead Boulevard and Moonlite Drive within Sunrise Manor. TS/sd/syp (For possible action)
8. UC-22-0688-CENTER FOR SPIRITUAL LIVING:  
USE PERMIT for a place of worship in conjunction with an office complex on a portion of 4.1 acres in a CRT (Commercial Residential Transitional) Zone within the Russell Road Transition Corridor Overlay. Generally located on the north side of Russell Road and the west side of Gateway Road within Paradise. JG/bb/syp (For possible action)
9. VS-22-0658-LEE A & A FAMILY LIMITED PARTNERSHIP:  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Polaris Avenue and Century Park Drive within Paradise (description on file). MN/bb/ja (For possible action)

10. VS-22-0660-WIEST, ANDREW J.:  
VACATE AND ABANDON easements of interest to Clark County located between Jensen Street and Conquistador Street, and between Verde Way and La Madre Way within Lone Mountain (description on file). RM/jgh/ja (For possible action)
11. VS-22-0661-RED HOOK CACTUS PARK, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Aristos Avenue (alignment) and Las Vegas Boulevard North, and between Pecos Road and Sandy Lane (alignment) within Sunrise Manor (description on file). WM/gc/ja (For possible action)
12. VS-22-0673-MAWHINNEY, MATTHEW J.:  
VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Park Street, and between Kraft Avenue and Lone Mountain Road within Lone Mountain (description on file). RM/lm/ja (For possible action)
13. UC-22-0672-MAWHINNEY, MATTHEW J.:  
USE PERMIT to increase the area of an accessory structure (detached garage) in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tee Pee Lane and the north side of Kraft Avenue within Lone Mountain. RM/lm/ja (For possible action)
14. VS-22-0687-HARMONY HOMES NEVADA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Lamont Street and Nellis Boulevard, and between Craig Road and San Miguel Avenue (alignment) within Sunrise Manor (description on file). MK/md/ja (For possible action)
15. WS-22-0667-COUNTY OF CLARK (AVIATION):  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.  
DESIGN REVIEWS for the following: 1) central maintenance and distribution facility at Harry Reid International Airport; and 2) finished grade on a 16.8 acre portion of a 72.0 acre site in a P-F (Public Facility) (AE-60 & AE-65) Zone. Generally located on the west side of Spencer Street and the north and south sides of Joel Aller Drive within Paradise. JG/rk/ja (For possible action)
16. NZC-22-0676-COUNTY OF CLARK (AVIATION):  
AMENDED ZONE CHANGE to reclassify 12.0 acres (previously notified as 12.3 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; 2) street intersection off-set; and 3) street dedication.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/gc/ja (For possible action)
17. VS-22-0677-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action)

18. TM-22-500223-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/gc/ja (For possible action)
19. PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:  
PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for Alexander Road between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action)

**NON-ROUTINE ACTION ITEMS (20 - 29):**

These items will be considered separately. Items 27 through 29 be forwarded to the Board of County Commissioners' meeting for final action on 02/22/23 at 9:00 a.m., unless otherwise announced.

20. UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:  
HOLDOVER USE PERMIT to allow an existing carport not architecturally compatible with the principal structure.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action)
21. UC-22-0657-THOMAS, ANTHONY W. TRUST & THOMAS, ANTHONY W. TRS:  
USE PERMIT to allow a warehouse.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive off-site improvements; and 3) allow an existing unimproved driveway.  
DESIGN REVIEW for an office/warehouse on 0.2 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone. Generally located on the south side of Reflex Drive, 200 feet east of Bledsoe Lane within Sunrise Manor. MK/lm/ja (For possible action)
22. UC-22-0668-MEJIAS DAISY OLAZABAL:  
USE PERMIT for a daycare.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce drive aisle width; and 3) reduce trash enclosure setback.  
DESIGN REVIEW for a daycare on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Flamingo Road, 140 feet west of Sheppard Drive within Paradise. TS/sd/ja (For possible action)
23. 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)
24. 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)

25. WC-22-400135 (UC-20-0231)-CHOUL, LLC:  
WAIVER OF CONDITIONS of a use permit to remove a condition limiting the hours of operation to be between 4:00 p.m. and 2:00 a.m. 7 days a week for a supper club and hookah lounge on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/bb/syp (For possible action)
26. WS-22-0665-NP BOULDER, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for alternative exterior materials.  
DESIGN REVIEW for a medical office building on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the northeast side of Boulder Highway, 1,600 feet northwest of Lamb Boulevard within Sunrise Manor. TS/hw/ja (For possible action)
27. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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)
28. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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)
29. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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.