



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MARCH 21, 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 – 10 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 10 will be forwarded to the Board of County Commissioners' meeting for final action on 04/19/23 at 9:00 a.m., unless otherwise announced.

ITEMS 11 – 23 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 04/19/23 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 04/19/23 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 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 - 10):

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 10 will be forwarded to the Board of County Commissioners' meeting for final action on 04/19/23 at 9:00 a.m., unless otherwise announced.

4. DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:
AMENDED DESIGN REVIEW for a freestanding sign (previously notified as a monument sign) in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action)
5. UC-22-0696-MATRAVERS FAMILY TRUST ETAL & MATRAVERS, PETER TRS:
USE PERMIT for personal services (beauty salon) within an existing commercial office complex on a portion of 2.5 acres in a C-P Zone. Generally located on the west side of Jones Boulevard and the south side of University Avenue within Spring Valley. MN/bb/syp (For possible action)
6. UC-23-0027-T AND T VENTURE PARTNERS, LLC:
USE PERMITS for the following: 1) a communication tower; and 2) reduce setbacks to residential developments.
DESIGN REVIEW for a communication tower on 11.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Racel Street and Gilbert Lane within Lone Mountain. MK/sd/syp (For possible action)
7. UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:
USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action)
8. UC-23-0043-LAS VEGAS II MINI U STORAGE, LLC:
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEW for a proposed mini-warehouse building in conjunction with an existing mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Viking Road and Buffalo Drive within Spring Valley. JJ/sd/syp (For possible action)
9. VS-23-0012-REMINGTON SUNSET, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Tenaya Way and Montessouri Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)

10. NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:
ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file).
WM/md/syp (For possible action)

NON-ROUTINE ACTION ITEMS (11 - 23):

These items will be considered separately. Items 17 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 04/19/23 at 9:00 a.m., unless otherwise announced.

11. UC-22-0669-FT SOUTH DECATUR, LLC:
HOLDOVER USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) approach departure distance; and 3) driveway geometrics.
DESIGN REVIEW for a mini-warehouse on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,000 feet north of Tropicana Avenue within Paradise. MN/sd/syp (For possible action)
12. UC-23-0005-WOW BUILD CO ONE, LLC:
HOLDOVER USE PERMIT for vehicle wash (automobile).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle wash (automobile) from a residential use; 2) allow alternative landscaping and screening adjacent to a less intensive use; 3) reduce street landscape width; and 4) reduce throat depth.
DESIGN REVIEW for a vehicle wash facility (automobile) on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/gc/syp (For possible action)
13. UC-23-0014-WELL DONE, LLC:
USE PERMITS for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 100 feet west of Cimarron Road within Spring Valley. RM/lm/syp (For possible action)
14. UC-23-0023-CHUNG, HONG KU:
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a vehicle paint and body shop not in conjunction with vehicle sales; 2) eliminate landscaping; 3) reduce gate setback; and 4) eliminate screening for service bay doors facing a street.
DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone. Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney. JG/bb/syp (For possible action)

15. WS-22-0706-DAGLEY REVOCABLE LIVING TRUST:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the front yard hardscape in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Portabello Road, 40 feet west of Jefferys Street within Paradise. TS/sd/syp (For possible action)
16. WS-23-0024-DEPAUL HOLDINGS:
WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)
17. PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)
18. ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:
ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)
19. PA-23-700004-AXIOM 3, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 4.5 acres. Generally located on the southwest corner of Montessori Street and Wagon Trail Avenue within Spring Valley. MN/gtb (For possible action)
20. ZC-23-0042-AXIOM 3 LLC:
ZONE CHANGE to reclassify 4.5 acres from a C-2 (General Commercial) (AE-60) Zone to an R-5 (Apartment Residential) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multiple family development in the CMA Design Overlay District. Generally located on the southwest corner of Montessori Street (alignment) and Wagon Trail Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)
21. NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) allow a street to terminate into a hammerhead street design. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action)
22. VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

23. TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/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.