



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, APRIL 4, 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 – 9 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 – 13 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 12 & 13 will be forwarded to the Board of County Commissioners' meeting for final action on 05/03/23 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 05/03/23 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](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 - 9):**

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.

4. UC-22-0669-FT SOUTH DECATUR, LLC:  
AMENDED 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 (no longer needed); 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)
5. UC-23-0052-PATEL, RAJESH & SARIKA:  
USE PERMIT to allow a second kitchen in conjunction with a proposed single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Sierra Brook Court, 300 feet north of Stephen Avenue within Lone Mountain. RM/lm/syp (For possible action)
6. UC-23-0055-DELACRUZ, JORGE L. & MARIA J.:  
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone. Generally located on the south side of Carey Avenue, 500 feet east of Nellis Boulevard within Sunrise Manor. MK/md/syp (For possible action)
7. UC-23-0056-BALAJI TRUST & MIRCHANDANI, ASHOK & SUPRIYA TRS:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) hookah lounge in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action)
8. UC-23-0059-RUSS-WESTERN PLAZA:  
USE PERMIT for a hookah lounge within an existing retail center on a portion of 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 490 feet east of Topaz Street within Paradise. TS/lm/syp (For possible action)

9. WS-23-0025-WHETSTONE, LARRY & BEVERLY:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory structures 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 north side of Ford Avenue, 150 feet east of Haven Street within Enterprise. MN/sd/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (10 - 13):**

These items will be considered separately. Items 12 & 13 will be forwarded to the Board of County Commissioners' meeting for final action on 05/03/23 at 9:00 a.m., unless otherwise announced.

10. WS-23-0024-DEPAUL HOLDINGS:  
HOLDOVER 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)
11. WS-23-0047-HERBST FAMILY LIMITED PARTNERSHIP II:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall sign area; 3) permit animated signage (video units) where not permitted; 4) increase animated sign area; 5) permit roof signs; 6) increase projecting sign area; and 7) allow a projecting sign to be animated.  
DESIGN REVIEWS for the following: 1) modifications to an approved parking garage; and 2) a comprehensive sign plan for a parking garage, supper club, convenience store and gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue between Dewey Drive and Russell Road within Paradise. MN/al/syp (For possible action)
12. NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
USE PERMIT for a senior housing project.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). MN/rk/syp (For possible action)
13. VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). 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.