



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, APRIL 18, 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 – 23 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 19 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 05/17/23 at 9:00 a.m., unless otherwise announced.

ITEMS 24 – 30 are non-routine public hearing items for possible action.

These items will be considered separately. Items 27 through 30 will be forwarded to the Board of County Commissioners' meeting for final action on 05/17/23 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 05/17/23 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 - 23):

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 19 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 05/17/23 at 9:00 a.m., unless otherwise announced.

4. DR-23-0071-HFC ACCEPTANCE, LLC:
DESIGN REVIEW for a vehicle wash on 1.0 acre in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Sunset Road, 360 feet east of Spencer Street within Paradise. JG/sd/syp (For possible action)
5. ET-23-400016 (UC-0550-08)-USA:
USE PERMIT FOURTH EXTENSION OF TIME to commence the use of hazardous materials storage in conjunction with a water treatment facility.
DESIGN REVIEW for public facility structures (water treatment facility) on 20.0 acres in a P-F (Public Facility) Zone. Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)
6. SC-23-0098-COUNTY OF CLARK:
STREET NAME CHANGE to change the name of Karen Avenue to Liberace Way between Joe W. Brown Drive and Paradise Road. Generally located on the east side of Paradise Road and the west side of Joe W. Brown Drive within Winchester. TS/hw/ja (For possible action)
7. UC-23-0048-MFE, INC:
USE PERMIT for a proposed food cart not within an enclosed building.
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action)
8. UC-23-0065-JEAN, DANIEL:
USE PERMITS for the following: 1) permit an accessory building that is not architecturally compatible with the principal building; 2) increase the area of an accessory building; and 3) allow a non-decorative accessory metal building 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 southeast corner of Campbell Road and La Mancha Avenue within Lone Mountain. RM/al/ja (For possible action)

9. UC-23-0080-RICHMOND LIMITED PARTNERSHIP:
USE PERMIT to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action)
10. UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action)
11. VS-23-0062-WIGWAM RANCH EAST ESTATES HOA:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Bruce Street and Treasure Trove Street, and a portion of a right-of-way being Indian Run Falls Lane located between Wigwam Avenue and Ford Avenue within Paradise (description on file). MN/hw/syp (For possible action)
12. VS-23-0063-SOUTH JONES 215, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action)
13. VS-23-0070-MARSHALL, ANDRE C. & SUSAN:
VACATE AND ABANDON a portion of right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp (For possible action)
14. VS-23-0086-DECATUR CAPITAL MANAGEMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Russell Road and Oquendo Road within Paradise (description on file). MN/lm/syp (For possible action)
15. WS-23-0085-DECATUR CAPITAL MANAGEMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a proposed restaurant within a retail center on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the south side of Russell Road within Paradise. MN/lm/syp (For possible action)
16. WS-23-0064-DAVIDSON, MITCHELL & ELENA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase wall/fence height in conjunction with an existing single family residence on 0.1 acre in an R-U (Rural Open Land) Zone within the Spring Mountain Overlay District (Part I). Generally located on the northwest corner of Aspen Avenue and Mahogany Drive within Northwest County. RM/al/syp (For possible action)
17. WS-23-0091-CONSTANZA, VILMA & JOAQUIN:
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 southeast side of Palma Vista Circle, 150 feet south of Palma Vista Avenue within Winchester. TS/jud/syp (For possible action)

18. WS-23-0092-AMERICANA-MARTIN, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action)
19. PA-23-700005-ELEGANCE RUSSELL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)
20. ZC-23-0067-ELEGANCE RUSSELL, LLC :
ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action)
21. VS-23-0068- ELEGANCE RUSSELL, LLC:
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action)
22. NZC-23-0076-LV WS CIMARRON, LLC:
ZONE CHANGE to reclassify 13.7 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the east side of Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action)
23. VS-23-0077-LV WS CIMARRON, LLC :
VACATE AND ABANDON a portion of right-of-way being Warm Springs Road located between Cimarron Road and Buffalo Drive, and a portion of right-of-way being Cimarron Road located between Warm Springs Road and Eldorado Lane within Spring Valley (description on file). MN/md/syp (For possible action)

NON-ROUTINE ACTION ITEMS (24 - 30):

These items will be considered separately. Items 27 through 30 will be forwarded to the Board of County Commissioners' meeting for final action on 05/17/23 at 9:00 a.m., unless otherwise announced.

24. UC-23-0060-QUINONES, GERARDO L.:
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible with the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone. Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action)
25. UC-23-0084-HILLSTEAD, CHARMAINE & KIP:
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible with the principal structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road, 270 feet south of Astoria Drive within Winchester. TS/jor/syp (For possible action)
26. WS-23-0047-HERBST FAMILY LIMITED PARTNERSHIP II:
HOLDOVER 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)
27. PA-23-700006-DEAN MARTIN DR., LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres. Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action)
28. ZC-23-0074-DEAN MARTIN DR., LLC:
ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and 2) finished grade. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/rk/syp (For possible action)
29. VS-23-0075-DEAN MARTIN DR., LLC:
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Maulding Avenue (alignment), and between Dean Martin Drive and Procyon Street (alignment); and a portion of a right-of-way being Robindale Road located between Procyon Street (alignment) and Dean Martin Drive; and a portion of a right-of-way being Procyon Street located between Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action)

30. NZC-23-0081-STEPHENS, JUSTIN:
ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce wall/fence height; 3) reduce parking; 4) eliminate trash enclosure; 5) reduce gate setback; 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 7) reduce throat depth; and 8) reduce driveway width.
DESIGN REVIEW for an outside storage yard. Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/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.