



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, MAY 2, 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 – 15 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 – 19 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 18 & 19 will be forwarded to the Board of County Commissioners' meeting for final action on 06/07/23 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 06/07/23 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 - 15):**

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. ET-23-400019 (UC-20-0480)-ZL II, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) motion picture production studio; and 2) on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action)
5. UC-23-0097-HUGHES HOWARD PROPERTIES, INC:  
USE PERMIT for an emergency medical care facility.  
DESIGN REVIEW for a proposed emergency medical care facility with an ancillary private physician office on a 2.0 acre portion of an 11.4 acre site in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the north side of Flamingo Road, 550 feet west of Hualapai Way within Summerlin South. JJ/rk/ja (For possible action)
6. UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:  
USE PERMIT for an outside dining/drinking area.  
DESIGN REVIEW for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)
7. UC-23-0113-MDG LIVING TRUST, ET AL:  
USE PERMIT to modify the modified development standards to reduce the setback of a proposed patio cover in conjunction with an existing single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone within a PC (Planned Community) Overlay District within the Southern Highlands Master Planned Community. Generally located on the south side of New Providence Street, 190 feet west of Ringrose Street within Enterprise. JJ/jor/ja (For possible action)
8. UC-23-0115-AMIGO REALTY CORP:  
USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action)

9. UC-23-0143-HOWARD HUGHES PROPERTIES, INC:  
USE PERMITS for the following: 1) increase wall height; 2) allow a modified driveway design; and 3) reduce driveway distances from an intersection.  
DESIGN REVIEW for a proposed shopping center on a 7.3 acre portion of a 13.5 acre site in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community. Generally located on the west side of Town Center Drive and the north side of Sahara Avenue within Summerlin. JJ/rk/syp (For possible action)
10. VS-23-0100-POLLUX POLARIS FF 399, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action)
11. VS-23-0103-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:  
VACATE AND ABANDON a portion of right-of-way being Backstage Boulevard located between Desert Inn Road and Raymert Drive and a portion of right-of-way being Raymert Drive located between Backstage Boulevard and US Highway 95 within Paradise (description on file). TS/rk/syp (For possible action)
12. UC-23-0102-VT 1, LLC & SIERRA RIDGE STORAGE, LLC:  
USE PERMIT for a mini-warehouse facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.  
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/syp (For possible action)
13. VS-23-0112-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:  
VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action)
14. VS-23-0125-RED ROCK HWY 159, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between SR 159 and Windmill Lane (alignment), and between Nursery Street (alignment) and Forester Street (alignment) within Red Rock (description on file). JJ/md/syp (For possible action)
15. WS-23-0129-CHURCH ROMAN CATHOLIC LAS VEGAS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; and 2) reduce building separation for proposed accessory structures.  
DESIGN REVIEW for accessory structures in conjunction with an existing place of worship on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Pearl Street, 400 feet north of Tropicana Avenue within Paradise. JG/sd/ja (For possible action)

**NON-ROUTINE ACTION ITEMS (16 - 19):**

These items will be considered separately. Items 18 & 19 will be forwarded to the Board of County Commissioners' meeting for final action on 06/07/23 at 9:00 a.m., unless otherwise announced.

16. WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify driveway geometric design standards; and 2) access gate setback.  
DESIGN REVIEW for an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Rural Estate Residential) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action)
17. WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and 2) allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action)
18. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:  
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.  
DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)
19. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/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.