



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 16, 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 – 16 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 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 06/21/23 at 9:00 a.m., unless otherwise announced.

ITEMS 17 & 18 are non-routine public hearing items for possible action.

These items will be considered separately.

All items are final action unless appealed within five (5) working days or unless otherwise announced. Appealed items will be forwarded to the 06/21/23 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 - 16):

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 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 06/21/23 at 9:00 a.m., unless otherwise announced.

4. DR-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:
DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)
5. AR-23-400033 (WS-20-0336)-3900 PARADISE RETAIL OWNER SPE, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for a reduction of parking in an existing shopping center on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road, 640 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
6. TM-23-500042-BADURA ARBY 008, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 4.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Pioneer Way within Spring Valley. MN/md/syp (For possible action)
7. UC-23-0137-KG REAL ESTATE, LLC:
USE PERMITS for the following: 1) waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; 2) waive the separation from a vehicle repair facility to a residential use; 3) waive the separation from a tire sales and installation facility to a residential use; and 4) permit overhead doors to face a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) reduced parking and loading areas; 3) waive design and layout of parking; 4) waive trash enclosure; and 5) waive setback from the street.
DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/lm/syp (For possible action)
8. UC-23-0148-HARSCH INVESTMENT PPTYs-NV, LLC:
USE PERMIT for on-premises consumption of alcohol establishment (supper club) within an existing office/warehouse and shopping center complex on 18.4 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/lm/syp (For possible action)

9. UC-23-0177-DPIF3 NV 15 NELLIS CARTIER, LLC:
USE PERMITS for the following: 1) public utility structures (69 kV overhead transmission lines) and associated equipment; and 2) increase height for public utility structures.
DESIGN REVIEW for proposed public utility structures (a 69kV transmission line) with associated equipment on a portion of 19.3 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Nellis Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/hw/syp (For possible action)
10. VS-23-0141-LJC PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Buffalo Drive and Jerlyn Street; and a portion of right-of-way being Buffalo Drive located between Ford Avenue and Torino Avenue within Enterprise (description on file). JJ/md/syp (For possible action)
11. WS-23-0140-LJC PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for street landscaping.
DESIGN REVIEW for a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)
12. TM-23-500032-LJC PROPERTIES, LLC:
TENTATIVE MAP consisting of 8 lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)
13. WS-23-0078-BLUE DIAMOND RETAIL PARTNERS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for a freestanding sign in conjunction with a proposed retail center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/syp (For possible action)
14. PA-23-700007-OLETA JONES 2.50, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.3 acres. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise. JJ/gc (For possible action)
15. ZC-23-0149-OLETA JONES 2.50, LLC:
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
USE PERMIT to allow offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office building; and 2) warehouse building with outside storage yard. Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action)
16. VS-23-0150-OLETA JONES 2.50, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and Serene Avenue (alignment), and between Jones Boulevard and El Camino Road within Enterprise (description on file). JJ/al/syp (For possible action)

NON-ROUTINE ACTION ITEMS (17 & 18):

These items will be considered separately.

17. UC-23-0060-QUINONES, GERARDO L.:
HOLDOVER 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)

18. 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)

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.