



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, SEPTEMBER 5, 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 – 27 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 28 – 42 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 41 and 42 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/23 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 10/04/23 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 - 27):**

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. DR-23-0388-COUNTY OF CLARK (PK & COMM SERV):  
DESIGN REVIEW for reconstruction of a concession/restroom building in conjunction with an existing park on 3.7 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mohawk Street and the south side of Eldora Avenue within Spring Valley. RM/rk/syp (For possible action)
5. ET-23-400101 (UC-21-0329)-MARUNDE BRISTOL:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building (garage) to exceed one half the footprint of the principal dwelling; 2) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling; and 3) alternative design standards.  
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping, driveway, and fence) within the right-of-way in conjunction with a single family residential home on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Rancho Destino Road and the north side of Mesa Verde Lane within Enterprise. MN/mh/syp (For possible action)
6. ET-23-400104 (VS-19-0401)-DESERTXPRESS ENTERPRISES, LLC:  
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/rp/syp (For possible action)
7. ET-23-400105 (WS-19-0400)-DESERTXPRESS ENTERPRISES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110.0 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action)
8. TM-23-500100-LV MANAGEMENT GROUP, L L C:  
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/bb/syp (For possible action)

9. UC-23-0251-SALCIDO MARICELA:  
USE PERMITS for the following: 1) allow an accessory structure (detached workshop/game room) larger than one half the footprint of the existing principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure balcony (to a detached garage) in conjunction with an existing single family residence on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Racel Street and the west side of Maverick Street within Lone Mountain. MK/lm/syp (For possible action)
10. UC-23-0296-WEST SAHARA PROMENADE CO, LLC:  
HOLDOVER USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action)
11. UC-23-0321-DEAN MARTIN SUNSET LLC:  
USE PERMIT to allow retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action)
12. UC-23-0341-APACHE 3 LLC:  
HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action)
13. UC-23-0391-LATINOAMERICA TAX SERVICES, LLC:  
USE PERMIT for a proposed food cart located not within an enclosed building in conjunction with an existing office complex on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road, 480 feet south of Flamingo Road within Paradise. TS/nai/syp (For possible action)
14. UC-23-0395-RIVIERA SHOPPING CENTER LTD:  
USE PERMIT for an on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
15. UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:  
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)
16. UC-23-0403-WEST COAST CLOSERS INC:  
USE PERMIT to allow a major training facility (driving school) in conjunction with an existing office building on a portion of 2.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Edna Avenue within Spring Valley. JJ/lm/syp (For possible action)

17. UC-23-0414-SUERO ALVARO SCHNEIDER:  
USE PERMIT for a daycare facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Bismuth Street, 88 feet south of Antimony Avenue within Enterprise. MN/nai/syp (For possible action)
18. UC-23-0425-MH REVOCABLE LIVING TRUST:  
USE PERMIT for sporting goods (firearms) sales within an existing commercial center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard, 240 feet south of Sahara Avenue within Spring Valley. JJ/tpd/syp (For possible action)
19. UC-23-0427-S VALLEY VIEW TWAIN, LLC:  
USE PERMITS for the following: 1) vehicle sales; and 2) vehicle maintenance on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/mh/syp (For possible action)
20. UC-23-0428-MEQ-CACTUS & RAINBOW, LLC:  
USE PERMIT to allow for a kennel (dog daycare and boarding) within an existing retail building on a portion of 5.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/sd/syp (For possible action)
21. VS-23-0382-MEQ-BD & D II, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue (alignment) within Enterprise (description on file). JJ/jgh/syp (For possible action)
22. VS-23-0392-SCT SILVERADO RANCH & ARVILLE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Arville Street and between Gary Avenue (alignment) and Silverado Ranch Boulevard within Enterprise (description on file). JJ/nai/syp (For possible action)
23. VS-23-0393-SOUTH 80, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Le Baron Avenue and Frias Avenue, and portions of a right-of-way being Pyle Avenue and Frias Avenue located between Ensworth Street and Las Vegas Boulevard South, and Parvin Street located between Pyle Avenue and Frias Avenue within Enterprise (description on file). MN/jud/syp (For possible action)
24. WS-23-0385-HARSCH INVESTMENT PPTYS-NV, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a freestanding sign.  
DESIGN REVIEW for modifications to an existing freestanding sign to include an LED message unit (animation) on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Spring Mountain Road and Valley View Boulevard within Paradise. JJ/al/syp (For possible action)
25. WS-23-0419-SCHOOL BOARD OF TRUSTEES:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) approach distance.  
DESIGN REVIEW for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)

26. WS-23-0433-ISAC ANDREI & ANCA CORINA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) allow a non-decorative fence; and 3) increase fence height within the front yard in conjunction with a single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Bonita Vista Street within Lone Mountain. RM/jud/syp (For possible action)
27. WS-23-0437-B-R OVATION LIMITED PARTNERSHIP:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley. JJ/sd/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (28 - 42):**

These items will be considered separately. Items #41 & #42 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/23 at 9:00 a.m., unless otherwise announced.

28. UC-23-0230-WPI-GRAND TROP LLC & UAP-GRAND TROP LLC:  
AMENDED USE PERMITS for the following: 1) reduce separation from a gas station to residential use; 2) reduce separation from a convenience store to residential use; and 3) reduce separation from outside dining to a residential use.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.  
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) finished grade (no longer needed); and 4) lighting plan on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. JJ/bb/syp (For possible action)
29. UC-23-0363-SALMERON FAMILY TRUST, ET AL:  
HOLDOVER USE PERMITS for the following: 1) increase the amount of agricultural livestock, small; and 2) allow accessory structures not architecturally compatible with the principal residence.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback of an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jor/syp (For possible action)
30. UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:  
USE PERMITS for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation 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 northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)
31. VS-23-0019-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:  
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Westwind Road and Duneville Street within Spring Valley (description on file). JJ/lm/syp (For possible action)

32. UC-23-0018-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:  
USE PERMIT for a private recreational facility (table tennis club).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) reduce commercial driveway approach distance.  
DESIGN REVIEW for a proposed private recreational facility in an R-E (Rural Estates Residential) Zone within the Desert Inn Road Transition Corridor on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/syp (For possible action)
33. VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/syp (For possible action)
34. WS-23-0417-LAS VEGAS AIRPORT CENTER LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced setbacks; 3) reduced setbacks from the right-of-way; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) eliminate trash enclosure; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) allow existing non-standard commercial driveways where commercial curb return driveways are required.  
DESIGN REVIEWS for the following: 1) site modifications to an existing commercial complex; and 2) parking garage in conjunction with an existing commercial complex on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/syp (For possible action)
35. TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:  
TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.0 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the south side of Bell Drive and the east side of Paradise Road within Paradise. JG/md/syp (For possible action)
36. WS-23-0339-TEJADA MARIA ELENA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Comb Circle, approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)
37. WS-23-0345-PLASENCIA ZUBIN:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the side street corner setback in conjunction with an accessory apartment on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Peachy Court and Rancho Destino Road within Enterprise. MN/nai/syp (For possible action)
38. WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) alternative paving; and 3) eliminate parking lot striping.  
DESIGN REVIEW for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)

39. WS-23-0420-KISELOVSKI WLADIMIR:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation in conjunction with accessory structures and a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Hacienda Avenue, 270 feet east of Nellis Boulevard within Whitney. JG/bb/syp (For possible action)
40. WS-23-0423-JMLAS RESTAURANT INC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) sidewalk width.  
DESIGN REVIEW for an addition to proposed restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/rr/syp (For possible action)
41. PA-23-700016-WY INVESTMENTS LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)
42. ZC-23-0288-WY INVESTMENTS, LLC:  
HOLDOVER ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce garage openings onto a drive aisle; and 4) increase wall height.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/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.