



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, SEPTEMBER 19, 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 – 22 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 21 and 22 will be forwarded to the Board of County Commissioners' meeting for final action on 10/18/23 at 9:00 a.m., unless otherwise announced.

ITEMS 23 – 39 are non-routine public hearing items for possible action.

These items will be considered separately. Items 36 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 10/18/23 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 10/18/23 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 - 22):

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 21 and 22 will be forwarded to the Board of County Commissioners' meeting for final action on 10/18/23 at 9:00 a.m., unless otherwise announced.

4. DR-23-0473-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEW for an animated wall sign in conjunction with an existing elementary school on 8.4 acres in a P-F (Public Facility) Zone. Generally located on the west side of Christy Lane and the north side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)
5. ET-23-400115 (WS-22-0340)-MOSHTAGHI SHAHROKH:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce the required separation between the principal dwelling and an accessory structure on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pearl Street, approximately 75 feet north of Casey Drive within Paradise. JG/rp/syp (For possible action)
6. ET-23-400116 (VS-21-0301)-CAPSTONE CHRISTIAN SCHOOL:
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). MN/tpd/syp (For possible action)
7. TM-23-500105-WARMSPRINGS DEV, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 1.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard and the south side of Arby Avenue within Enterprise. MN/tpd/syp (For possible action)
8. TM-23-500114-BD-WESTWIND LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Westwind Road and the south side of Blue Diamond Road within Enterprise. JJ/nai/syp (For possible action)
9. UC-23-0459-USA:
USE PERMIT for an electric generation station (solar photovoltaic facility).
DESIGN REVIEWS for the following: 1) an 18,373 square foot electric generating station (solar photovoltaic facility); and 2) final grading for Hillside Development on a portion of 44.4 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I 15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within South County. MN/bb/syp (For possible action)

10. UC-23-0465-PARADISE ROAD, LLC:
USE PERMIT for a hookah lounge in conjunction with a restaurant and adult use (cabaret) business on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone and a C-P (Office & Professional) (AE-65) Zone. Generally located on the west side of University Center Drive, 470 feet north of Harmon Avenue within Paradise. JG/rp/syp (For possible action)
11. UC-23-0469-RAINBOW 2625, LLC:
USE PERMIT to allow a pharmacy in conjunction with an existing office complex on a portion of 1.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Laredo Street within Spring Valley. JJ/hw/syp (For possible action)
12. UC-23-0476-2625 GV, LLC:
USE PERMIT for a place of worship on a portion of 6.2 acres in a C-P (Office & Professional) Zone. Generally located on the south side of Desert Inn Road, approximately 550 feet west of McLeod Drive within Paradise. TS/sd/syp (For possible action)
13. UC-23-0480-FRANTZ CONSULTING, LLC:
USE PERMIT for an on-premises consumption of alcohol (supper club) within an office/warehouse complex on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the northwest corner of Russell Road and Wynn Road within Paradise. MN/tpd/syp (For possible action)
14. UC-23-0483-REYES AMBER:
USE PERMIT to increase the area of a proposed accessory structure (casita).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase accessory structure height; and 2) reduce balcony setback in conjunction with a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located 235 feet south of Doobie Avenue, 340 feet east of La Cienega Street within Enterprise. MN/dd/syp (For possible action)
15. VS-23-0373-QMC HACIENDA HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action)
16. VS-23-0463-SUNRISE HEALTHCARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Eastern Avenue, and between University Avenue (alignment) and Rochelle Avenue within Paradise (description on file). TS/jgh/syp (For possible action)
17. VS-23-0486-VALLEY HEALTH SYSTEM, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street within Paradise (description on file). TS/jor/ja (For possible action)
18. UC-23-0485-VALLEY HEALTH SYSTEM, LLC:
USE PERMIT for an emergency care facility.
WAIVER OF DEVELOPMENT STANDARDS for driveway throat depth.
DESIGN REVIEW for a proposed emergency care facility on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Bruce Street within Paradise. TS/jor/ja (For possible action)

19. WC-23-400107 (NZN-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP: WAIVER OF CONDITIONS of a nonconforming zone change requiring a revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action)
20. WS-23-0466-MUIR WILLIAM & LORRETTA: WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Verde Park Circle, 440 feet west of Durango Drive within Lone Mountain. RM/mh/syp (For possible action)
21. PA-23-700021-JSL ARIZONA, LLC: PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action)
22. ZC-23-0450-JSL ARIZONA, LLC: ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone. WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth. DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action)

NON-ROUTINE ACTION ITEMS (23 - 39):

These items will be considered separately. Items 36 through 39 will be forwarded to the Board of County Commissioners' meeting for final action on 10/18/23 at 9:00 a.m., unless otherwise announced.

23. UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE: HOLDOVER 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)
24. UC-23-0456-BELLO STEPHEN MICHAEL: USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)
25. UC-23-0461-POLISH ASSET PROTECTION TRUST & POLISH LOUIS JR & TRACI M TRS: USE PERMIT to allow accessory structures not architecturally compatible with the principal structure. WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks of a proposed accessory structure in conjunction with an existing detached garage and single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street, 220 feet south of Gomer Road within Enterprise. JJ/tpd/syp (For possible action)

26. UC-23-0462-GEMINI FAMILY TRUST:
USE PERMIT to allow accessory structures not architecturally compatible with the principal building. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce required separation between structures on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Star Diamond Court, 170 feet east of Gilesie Street within Enterprise. MN/dd/syp (For possible action)
27. VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:
HOLDOVER 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)
28. WS-23-0417-LAS VEGAS AIRPORT CENTER LLC:
HOLDOVER 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)
29. TM-23-500087-LAS VEGAS AIRPORT CENTER LLC:
HOLDOVER 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)
30. VS-23-0497-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road, and between Ullom Drive and Cameron Street within Enterprise (description on file). JJ/rk/syp (For possible action)
31. UC-23-0496-NANSEN FAMILY TRUST & NANSEN ERIC N & DIANA M CO-TRS:
USE PERMITS for the following: 1) allow an accessory building 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) allow 2 antenna (amateur radio) towers.
DESIGN REVIEW for antenna (amateur radio) towers in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 330 east of Ullom Drive within Enterprise. JJ/rk/syp (For possible action)
32. WS-23-0339-TEJADA MARIA ELENA:
HOLDOVER 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)

33. WS-23-0444-PILOT LVQ OZB LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce parking lot landscaping (no longer needed).
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping (previously notified as a reduction in parking lot landscaping); and 2) a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise.
MN/hw/syp (For possible action)
34. WS-23-0458-BURDETT-RUIZ JULIA JEANNE:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks 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 Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)
35. WS-23-0482-OR BAMIDBAR CORPORATION:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking; 2) reduce throat depth; and 3) driveway geometrics.
DESIGN REVIEW for an addition to an existing place of worship on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the south side of Emerson Avenue, 1,100 feet east of Topaz Street within Paradise. TS/jud/ja (For possible action)
36. NZC-23-0471-REDWOOD B DIAMOND LLC:
ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) assisted living facility; and 2) permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) assisted living facility; 2) vehicle (automobile) wash; 3) hotel; 4) retail building; 5) restaurant with drive-thru; 6) on-premises consumption of alcohol establishment (tavern); and 7) finished grade. Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action)
37. VS-23-0472-REDWOOD B DIAMOND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action)
38. PA-23-700022-RMR GOWAN, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)
39. ZC-23-0477-RMR GOWAN, LLC:
ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.
DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/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.