



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, NOVEMBER 21, 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 – 13 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 11 through 13 will be forwarded to the Board of County Commissioners' meeting for final action on 12/20/23 at 9:00 a.m., unless otherwise announced.

ITEMS 14 – 39 are non-routine public hearing items for possible action.

These items will be considered separately. Items 19, 20, and 24 through 28 will be forwarded to the Board of County Commissioners' meeting for final action on 12/06/23 at 9:00 a.m., unless otherwise announced. Items 21 through 23, and 29 through 39 will be forwarded to the Board of County Commissioners' meeting on 12/20/23 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 12/20/23 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 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 – 13):

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 11 through 13 will be forwarded to the Board of County Commissioners' meeting for final action on 12/20/23 at 9:00 a.m., unless otherwise announced.

4. ET-23-400139 (VS-21-0368)-SLOAN OUTSIDE STORAGE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/mh/syp (For possible action)
5. ET-23-400142 (VS-21-0367)-SLOAN ARVILLE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Arville Street and the off-ramp for Sloan Road from South I 15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/dd/syp (For possible action)
6. TM-23-500117-JONES SUNSET, LLC:
HOLDOVER TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone and a C-1 (Local Business) (AE-60) Zone. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action)
7. UC-23-0669-JER 2911 PARTNERS, LLC:
USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Gilespie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action)
8. UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:
USE PERMIT for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action)
9. VS-23-0662-RICHMOND LIMITED PARTNERSHIP:
VACATE AND ABANDON an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action)

10. VS-23-0671-8415 RAVEN, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)
11. PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)
12. PA-23-700034-NALA PROPERTIES, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action)
13. ZC-23-0678-NALA PROPERTIES, LLC; ET AL:
ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action)

NON-ROUTINE ACTION ITEMS (14 – 39):

These items will be considered separately. Items 19, 20, and 24 through 28 will be forwarded to the Board of County Commissioners' meeting for final action on 12/06/23 at 9:00 a.m., unless otherwise announced. Items 21 through 23, and 29 through 39 will be forwarded to the Board of County Commissioners' meeting on 12/20/23 at 9:00 a.m., unless otherwise announced.

14. UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:
HOLDOVER AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)

15. UC-23-0641-LTG LLC:
HOLDOVER USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1 Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements.
DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)
16. UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:
USE PERMIT for accessory structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action)
17. UC-23-0661-DELGADO FERNANDO M:
USE PERMIT to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action)
18. WS-23-0499-SEC 1910, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.
DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)
19. 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)

20. ZC-23-0288-WY INVESTMENTS, LLC:
AMENDED 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 (previously not notified); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (no longer needed).
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)
21. PA-23-700026-JJJ LIVING TRUST, ET AL:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)
22. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)
23. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)
24. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)
25. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify a 3.9 acre portion of a 5.6 acre site from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to a single family residential use; 2) allow alternative landscaping/screening adjacent to a single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

26. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)
27. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
HOLDOVER ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single a family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to a single family residential use.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)
28. VS-23-0612-LV SILVERADO SCHUSTER LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Gary Avenue located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action)
29. PA-23-700032-SUNSET INTERCHANGE, LLC:
PLAN AMENDMENT to redesignate the existing land use categories from Corridor Mixed-Use (CM) and Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 9.6 acres. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/al (For possible action)
30. ZC-23-0672-SUNSET INTERCHANGE, LLC:
ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce open space.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 9.6 acre portion of a 13.0 acre site in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)
31. TM-23-500135-SUNSET INTERCHANGE, LLC:
TENTATIVE MAP consisting of 87 lots and common lots on 9.6 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Sunset Road and Quarterhorse Lane within Spring Valley (description on file). JJ/md/syp (For possible action)

32. PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)
33. ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow reduced street landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action)
34. TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action)
35. PA-23-700035-MAXIM ROSE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action)
36. ZC-23-0680-MAXIM ROSE LLC:
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) an attached (townhouse) planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setback; and 3) allow modified driveway design standards.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)
37. TM-23-500139-MAXIM ROSE LLC:
TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action)
38. PA-23-700036-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) (up to 0.5 du/ac) to Corridor Mixed-Use (CM) on 22.8 acres. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County). MN/rk (For possible action)

39. ZC-23-0679-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
ZONE CHANGE to reclassify 25.0 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to a C-2 (General Commercial) Zone.
USE PERMIT for a truck stop.
WAIVER OF DEVELOPMENT STANDARDS to waive sidewalk and allow alternative street landscaping.
DESIGN REVIEWS for the following: 1) a truck stop; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County) (description on file). MN/rr/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.