



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 6, 2024**

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 – 23 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 19 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 03/06/24 at 9:00 a.m., unless otherwise announced.

ITEMS 24 – 49 are non-routine public hearing items for possible action.

These items will be considered separately. Item 24, items 33 through 35, and items 39 through 49 will be forwarded to the Board of County Commissioners' meeting for final action on 03/06/24 at 9:00 a.m., unless otherwise announced. Items 36 through 38 will be forwarded to the Board of County Commissioners' meeting on 02/21/24 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 03/06/24 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 – 23):

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 19 through 23 will be forwarded to the Board of County Commissioners' meeting for final action on 03/06/24 at 9:00 a.m., unless otherwise announced.

4. SDR-23-0831-SUNSET AND DURGANGO PARTNERS, LLC
SIGN DESIGN REVIEW for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road, 300 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action)
5. DR-23-0855-WELLS CARGO INC:
DESIGN REVIEW for a vehicle wash on 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the southeast corner of Spring Mountain Road and Tenaya Way within Spring Valley. JJ/jud/syp (For possible action)
6. AR-23-400176 (UC-22-0554)-AJ SPRING MOUNTAIN, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) restaurant; and 2) on-premises consumption of alcohol (service bar).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) throat depth on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. JJ/nai/syp (For possible action)
7. ET-23-400179 (VS-21-0602)-DWW CO INC:
VACATE AND ADANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/jm/syp (for possible action)
8. UC-23-0782-BKMHAC 222 LLC & GROUP 206 HAC LLC:
USE PERMIT to allow a financial services specified (deferred deposit and high interest loan) business in conjunction with an existing office building on a portion of 9.9 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Pilot Road, approximately 2,270 feet south of Sunset Road within Paradise. MN/nai/syp (For possible action)

9. UC-23-0825-USCLP NV SUNSET 1, LLC:
USE PERMITS for the following: 1) major training facility; and 2) accessory restaurant not associated with a wholesale or industrial use in conjunction with an existing office/warehouse facility on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Bruce Street and the south side of Sunset Road within Paradise. JG/hw/syp (For possible action)
10. UC-23-0834-KURSCHNER THOMAS & K FAM TR & KURSCHNER THOMAS & KATHERINE TRS:
USE PERMITS for the following: 1) supper club; and 2) hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial center on 3.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/syp (For possible action)
11. VS-23-0690-POLV LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street within Paradise (description on file). JG/rp/syp (For possible action)
12. VS-23-0784-REUVEN YITZHAK:
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/dd/syp (For possible action)
13. VS-23-0806-HUGHES HOWARD PROPERTIES INC:
VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Spruce Goose Street; and between La Madre Mountain Drive and Sahara Avenue within Summerlin South (description on file). JJ/nai/syp (For possible action)
14. VS-23-0837-LV STADIUM EVENTS COMPANY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Hacienda Avenue; and between Valley View Boulevard and Polaris Avenue; a portion of right-of-way being Dewey Drive located between Valley View Boulevard and Polaris Avenue; and a portion of right-of-way being Polaris Avenue between Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/rp/syp (For possible action)
15. WS-23-0731-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Evening Dew Drive, approximately 330 feet south of Oakleigh Drive within Sunrise Manor. TS/mh/syp (For possible action)
16. WS-23-0798-COLACION JENNIFER KAY & STANLEY EION J:
WAIVER OF DEVELOPMENT STANDARDS to allow a decorative wall 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 east side of Quadrel Street, 200 feet north of Red Coach Avenue within Lone Mountain. RM/mh/syp (For possible action)

17. WS-23-0816-ANGELLOTTI FAMILY TRUST & ANGELLOTTI DOROTHY TRS:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) bicycle parking.
 DESIGN REVIEWS for the following: 1) parking lot with office; and 2) lighting plan on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Karen Avenue and the west side of Boulder Highway within Winchester. TS/bb/syp (For possible action)
18. WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:
 WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space.
 DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94.0 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/bb/syp (For possible action)
19. PA-23-700044-DIAMOND CACTUS, LLC:
 PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action)
20. ZC-23-0823-DIAMOND CACTUS, LLC:
 ZONE CHANGE to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.
 DESIGN REVIEWS for the following: 1) equipment rental facility; and 2) outside storage and display. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)
21. VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:
 VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (alignment) and Cactus Avenue; and between Rainbow Boulevard and Torrey Pines Drive; a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)
22. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 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 Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)
23. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
 ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)

NON-ROUTINE ACTION ITEMS (24 – 49):

These items will be considered separately. Item 24, items 33 through 35, and items 39 through 49 will be forwarded to the Board of County Commissioners' meeting for final action on 03/06/24 at 9:00 a.m., unless otherwise announced. Items 36 through 38 will be forwarded to the Board of County Commissioners' meeting on 02/21/24 at 9:00 a.m., unless otherwise announced.

24. UC-23-0753-MT SUNRISE VIEW LTD & GILBERT LADD & ADRIANE TRS:
HOLDOVER USE PERMIT to establish a heliport.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Red Coach Avenue and the east side of Grand Canyon Drive within Lone Mountain. RM/hw/syp (For possible action)
25. UC-23-0787-COX DONALD R JR & PATRICIA A:
USE PERMIT to allow a non-decorative metal accessory structure that is not architecturally compatible with the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Bronco Street, 450 feet north of Peak Drive within the Lone Mountain planning area. MK/rp/syp (For possible action)
26. UC-23-0818-SANTIBANEZ JOSE ISABEL & ESTRADA MARICELA:
USE PERMIT to allow non-decorative accessory structures not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; 2) reduce side street setbacks; 3) reduce interior side setbacks; 4) reduce street setbacks; and 5) reduce separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the north side of Judson Avenue and the east side of Gateway Road within Sunrise Manor. TS/dd/syp (For possible action)
27. UC-23-0821-GUZMAN DAVID & CRUZ SILVIA YANIRA:
USE PERMIT to allow an accessory structure not architecturally compatible with the existing residence.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure in conjunction with an existing single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of San Rafael Avenue and the east side of Palm Street (alignment) within Paradise. JG/rp/syp (For possible action)
28. UC-23-0833-FOSSEN TRACY:
USE PERMITS for the following: 1) allow an accessory structure (metal building) to exceed one-half of the footprint of the principal building; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive design standards for an addition; and 2) reduce the interior side setback on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Westwind Road, approximately 330 feet north of Del Rey Avenue within Spring Valley. RM/mh/syp (For possible action)
29. UC-23-0846-UNOWSKY JONATHAN M & BARBARA A & WEAVER DALE A:
USE PERMITS for the following: 1) allow agriculture-livestock, small (chickens & turkeys) in conjunction with a single family residence not in Community District 5; and 2) allow for a greater number of agriculture-livestock, small (chickens & turkeys) in conjunction with a single family residence on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side of Viking Road and the west side of Robar Street within Paradise. TS/dd/syp (For possible action)

30. WS-23-0789-BARON BRIAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a 6 foot high non-decorative wall with no landscaping within 15 feet of the front property line; 2) eliminate setbacks for access gates; 3) reduce setbacks for accessory structures; and 4) reduce separation between structures in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the east side of Procyon Street within Enterprise. JJ/nai/syp (For possible action)
31. WS-23-0836-BROWN MARY ERNESTINE TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce street landscaping; 3) waive landscape buffer; 4) driveway geometrics; and 5) commercial curb returns. DESIGN REVIEW for vehicle sales on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Gateway Road within Sunrise Manor. TS/rr/syp (For possible action)
32. WS-23-0844-ANDRADE LUCAS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an addition to an existing single family residence on 0.6 acres in an R-E (Single Family Residential) (RNP-I) Zone. Generally located on the north side of Helena Avenue, 330 feet west of Durango Drive within Lone Mountain. RM/rp/syp (For possible action)
33. PA-23-700023-AUTOZONE INC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action)
34. ZC-23-0522-AUTOZONE, INC.:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)
35. VS-23-0523-AUTOZONE, INC.:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Sego Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)
36. PA-23-700039-BD EQUITIES, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action)

37. ZC-23-0767-BD EQUITIES, LLC:
HOLDOVER ZONE CHANGE to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway standards; 2) allow access to a local street; and 3) allow modified on-site loading design and improvement standards.
DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)
38. VS-23-0768-BD EQUITIES, LLC:
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street, and a portion of right-of-way being Arville Street located between Wigwam Avenue and Cougar Avenue (previously not notified) within Enterprise (description on file). JJ/rr/syp (For possible action)
39. PA-23-700042-MAK ZAK, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action)
40. ZC-23-0809-MAK ZAK, LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action)
41. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action)
42. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action)
43. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)
44. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify a 5.0 acre portion of 7.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action)

45. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
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 northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)
46. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
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 for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)
47. PA-23-700048-MKAT CAPITAL GROUP, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.3 acres. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley. MN/gc (For possible action)
48. ZC-23-0838-MKAT CAPITAL GROUP, LLC:
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) parking lot configuration; 3) building height; 4) reduce required parking; and 5) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action)
49. VS-23-0839-MKAT CAPITAL GROUP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road; and between Santa Margarita Street and Redwood Street; and a portion of right-of-way being Santa Margarita Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/hw/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.