



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, APRIL 16, 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 advanced 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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 Nicole Razo at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 15 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 12 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 05/22/24 at 9:00 a.m., unless otherwise announced.

**ITEMS 16 – 34 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 20 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 05/22/24 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 05/22/24 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](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 – 15):**

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 12 through 15 will be forwarded to the Board of County Commissioners' meeting for final action on 05/22/24 at 9:00 a.m., unless otherwise announced.

4. DR-24-0064-LUTHERAN SECONDARY SCHOOL ASSN:  
DESIGN REVIEW for a proposed school building expansion in conjunction with Faith Lutheran Middle School and High School on a portion of 38.6 acres in a PF (Public Facility) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Planned Community. Generally located on the west side of Hualapai Way, north of Homestretch Drive within Summerlin South. JJ/dd/ng (For possible action)
5. SC-24-0065-PARBALL NEWCO, LLC:  
STREET NAME CHANGE to change the name of a private street/drive from Ballys Drive to Center Strip Drive. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/rp/ng (For possible action)
6. VS-24-0044-ARJUN HUALAPAI, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/nai/ng (For possible action)
7. VS-24-0049-DRP NV 4, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane, and between Grand Canyon Drive and Tee Pee Lane within Lone Mountain (description on file). RM/jor/ng (For possible action)
8. VS-24-0052-PN II, INC.:  
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Oquendo Road and Russell Road within Spring Valley (description on file). MN/rp/ng (For possible action)
9. VS-24-0055-MORGA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Ponderosa Way (alignment), and between Bronco Street and El Camino Road within Spring Valley (description on file). MN/nai/ng (For possible action)

10. WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:  
HOLDOVER 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)
11. WS-24-0030-JCXY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structure (fence) prior to the establishment of a principal use (single family dwelling); 2) increase fence height; and 3) street landscaping on 13.0 acres in an RS80 (Residential Single-Family 80) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north and south sides of Pioneer Road and Liston Avenue (alignment) within Moapa Valley. MK/lm/ng (For possible action)
12. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
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 Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)
13. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER 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)
14. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)
15. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER ZONE CHANGE to reclassify 1.9 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 Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)

**NON-ROUTINE ACTION ITEMS (16 – 34):**

These items will be considered separately. Items 20 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 05/22/24 at 9:00 a.m., unless otherwise announced.

16. SDR-24-0048-PAUL MUNISH:  
SIGN DESIGN REVIEW for signage in conjunction with an existing gasoline station on 5.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Palm Gardens Drive and the west side of US 95 within South County (Laughlin). MN/bb/ng (For possible action)

17. UC-23-0867-PHALEN, MONIQUE C.:  
HOLDOVER USE PERMIT for architectural compatibility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce setbacks for an existing accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone within the Historic Neighborhood Overlay. Generally located on the north side of Ottawa Drive and the east side of Spencer Street within Paradise. TS/jm/ng (For possible action)
18. WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a setback for an attached carport.  
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-70) Overlay. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)
19. WS-24-0057-4680 MARYLAND PARKWAY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive Maryland Parkway Overlay District Standards; and 2) parking lot landscaping.  
DESIGN REVIEW for a new restaurant building on a 0.5 acre portion of 4.6 acres in conjunction with an existing shopping center in a CG (Commercial General) Airport Environs (AE-60) Zone within the Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the south side of Del Mar Street within Paradise. JG/sd/ng (For possible action)
20. PA-23-700042-MAK ZAK, LLC:  
HOLDOVER 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)
21. ZC-23-0809-MAK ZAK, LLC:  
HOLDOVER 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)
22. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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)
23. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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)
24. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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)

25. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER 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 (description on file). JJ/al/syp (For possible action)
26. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:  
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 northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action)
27. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:  
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 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)
28. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)
29. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:  
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)
30. PA-24-700002-FORT APACHE LTD:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)
31. ZC-24-0058-FORT APACHE, LTD:  
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)
32. VS-24-0061-FORT APACHE, LTD:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

33. WS-24-0059-FORT APACHE, LTD:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.  
DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)
34. SDR-24-0060-FORT APACHE, LTD  
SIGN DESIGN REVIEWS for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (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.