



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, OCTOBER 15, 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 – 9 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 10 – 24 are non-routine public hearing items for possible action.

These items will be considered separately. Items 17 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 11/20/24 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 11/20/24 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 – 9):

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. AR-24-400104 (WC-23-400190 (UC-20-0231))-CHOUL, LLC:
WAIVERS OF CONDITIONS FIRST APPLICATION FOR REVIEW for a use permit limiting hours of operation from 4:00 p.m. to 2:00 a.m. 7 days a week in conjunction with a hookah lounge and supper club on a portion of 2.43 acres in a CG (Commercial General) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/my/kh (For possible action)
5. ET-24-400095 (WS-22-0080)-MCCALL, DEBRA L.:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/kh (For possible action)
6. UC-24-0450-JOSEPHS FAMILY LAND LP:
USE PERMITS for the following: 1) vehicle maintenance and repair; 2) vehicle paint/body shop; and 3) vehicle rental or sales on 6.55 acres in a CG (Commercial General) Zone. Generally located on the east side of Eastern Avenue, 225 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)
7. VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Wigwam Avenue and Shelbourne Avenue, and a portion of a right-of-way being Wigwam Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rg/syp (For possible action)
8. WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:
AMENDED WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a proposed motel and accessory building center on 1.07 acres in a CR (Commercial Resort) Zone. Generally located 170 feet east (previously notified as 168 feet west) of Giles Street, north of Wigwam Avenue within Enterprise. MN/rg/syp (For possible action)
9. VS-24-0471-RAPER, BRANDON PERRY:
VACATE AND ABANDON easements of interest to Clark County located between Verde Way (alignment) and Lone Mountain Road, between Jensen Street and Conquistador Street within Lone Mountain (description on file). RM/sd/kh (For possible action)

NON-ROUTINE ACTION ITEMS (10 – 24):

These items will be considered separately. Items 17 through 24 will be forwarded to the Board of County Commissioners' meeting for final action on 11/20/24 at 9:00 a.m., unless otherwise announced.

10. UC-24-0353-LEKAR, RUDY H. & MICHELLE M FAM TR & LEKAR RUDY H & MICHELLE M TRS:
HOLDOVER USE PERMIT for a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate access gate setback; 2) reduce setback; 3) reduce building separation; and 4) residential adjacency standards in conjunction with an existing single-family residence on a portion of 1.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Serene Avenue, 675 feet east of Decatur Boulevard within Enterprise. JJ/rp/syp (For possible action)
11. UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:
AMENDED USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping (no longer needed).
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)
12. WS-24-0326-TORRES, ELISA & JAIME GARCIA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback for an attached carport; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action)
13. WS-24-0448-DE LEON, LILIAN & FRANCO MARLON IVAN DE LEON:
WAIVERS OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the east side of Main Street and the north side of Hobson Street within Searchlight. MN/nai/kh (For possible action)
14. WS-24-0458-LOPEZ, JOHN M. TRUST & LOPEZ, JOHN M. TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Bronze Eagle Circle, approximately 160 feet south of Gubler Avenue within Moapa Valley. MK/my/kh (For possible action)
15. WS-24-0464-BAUMGARTNER NICOLE IRENE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action)
16. WS-24-0467-SUNRISE 96C, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW for carport additions in conjunction with an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/mh/kh (For possible action)

17. PA-24-700015-NEVADA POWER COMPANY:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)
18. ZC-24-0310-NEVADA POWER COMPANY:
HOLDOVER ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)
19. UC-24-0311-NEVADA POWER COMPANY:
HOLDOVER USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)
20. PA-24-700020-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/rk (For possible action)
21. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)
22. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)
23. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)
24. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (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.