



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, NOVEMBER 16, 2021**

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 – 6 are non-routine public hearing items for possible action.**

These items will be considered separately. Item 4 will be forwarded to the Board of County Commissioners’ meeting for final action on 11/17/21 at 9:00 a.m., unless otherwise announced.

**ITEMS 7 – 25 are routine items for possible action.**

These items may be considered in one hearing and in one motion. Items 19 through 25 will be forwarded to the Board of County Commissions’ meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. 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 26 – 38 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 34 through 36 will be forwarded to the Board of County Commissioners’ meeting for final action on 12/22/21 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 12/22/21 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 beginning and 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](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)

### **NON-ROUTINE ACTION ITEMS (4 - 6):**

These items will be considered separately. Item 4 will be forwarded to the Board of County Commissioners' meeting for final action on 11/17/21 at 9:00 a.m., unless otherwise announced.

4. CP-21-900619: Conduct a public hearing to adopt the update to the Clark County Master Plan. (For possible action)
5. CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)
6. AG-21-900652: Receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

### **ROUTINE ACTION ITEMS (7 - 25):**

These items may be considered in one hearing and in one motion. Items 19 through 25 will be forwarded to the Board of County Commissions' meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced. 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.

7. DR-21-0533-SCHOOL BOARD OF TRUSTEES:  
DESIGN REVIEW for signage (animated wall sign) in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone. Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/jt/jo (For possible action)
8. DR-21-0543-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:  
DESIGN REVIEW for signage (animated wall sign) in conjunction with an elementary school on 10.7 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Glenhurst Drive and the north side of Desert Inn Road within Winchester. TS/nr/jo (For possible action)
9. UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:  
USE PERMITS for the following: 1) health club; and 2) personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action)
10. UC-21-0537-CARMEL II, LLC:  
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action)

11. UC-21-0539-APACHE 3, LLC:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced separation; and 3) a hookah lounge.  
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (For possible action)
12. UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:  
USE PERMIT to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action)
13. UC-21-0552-NICOLA LVP, LP:  
USE PERMIT to allow a minor training facility (mixed martial arts) within an existing office warehouse building on 2.0 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the southeast corner of Ali Baba Lane and Valley View Boulevard within Paradise. MN/jor/jo (For possible action)
14. UC-21-0568-RNI-NV, LP:  
USE PERMIT to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action)
15. UC-21-0576-DAVIS, JEFFREY W.:  
USE PERMITS for the following: 1) incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and 2) recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/jo (For possible action)
16. VS-21-0535-PROJECT MINT REHAB, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action)
17. VS-21-0573-YOUNG FAMILY REVOCABLE LIVING TRUST & YOUNG RANDA, LLC & KELLY R TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/rk/jo (For possible action)
18. WS-21-0558-AYERS RONALD & PATRICIA FAM TR & AYERS RONALD C & PATRICIA A TRS:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between a proposed accessory structure and an existing detached garage on 2.4 acres in an R-U (Rural Open Land) Zone. Generally located on the south side Torino Avenue and approximately 682 feet west of Kulka Road within Red Rock. JJ/sd/jo (For possible action)

19. NZC-21-0492-CIMARRON WARM SPRINGS, LLC:  
 ZONE CHANGE to reclassify 25.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.  
 DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade.  
 Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)
20. VS-21-0493-CIMARRON WARM SPRINGS, LLC:  
 VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)
21. TM-21-500141-CIMARRON WARM SPRINGS, LLC:  
 TENTATIVE MAP consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action)
22. NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:  
 ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
 DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)
23. TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:  
 TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)
24. NZC-21-0571-COUNTY OF CLARK (AVIATION):  
 AMENDED ZONE CHANGE to reclassify 9.6 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 parking; 2) increase wall height (previously notified as building height); and 3) reduce setback.  
 DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Decatur Boulevard and the north side of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action)
25. VS-21-0572-COUNTY OF CLARK (AVIATION):  
 VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action)

**NON-ROUTINE ACTION ITEMS (26 - 38):**

These items will be considered separately. Items 34 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 12/22/21 at 9:00 a.m., unless otherwise announced.

26. SC-21-0547-MATTER UNCOMMONS, LLC:  
STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)
27. SC-21-0548-MATTER UNCOMMONS, LLC:  
STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)
28. SC-21-0549-MATTER UNCOMMONS, LLC:  
STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)
29. SC-21-0550-MATTER UNCOMMONS, LLC:  
STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)
30. SC-21-0551-MATTER DURANGO, LLC:  
STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a U-V (Urban Village) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)
31. UC-21-0564-EDWARDS CHRISTOPHER & DEMUNBRUN-EDWARDS LINDY:  
USE PERMIT to allow accessory uses and structures prior to a permitted principal structure (residence) on 2.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Jasper Avenue and Paiute Street within Sandy Valley. JJ/al/jo (For possible action)
32. UC-21-0567-DIAMANTE CANYON, LLC:  
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.  
DESIGN REVIEWS for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)
33. WS-21-0565-TORNADO MECHANICAL, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) driveway design standards.  
DESIGN REVIEW for an office building on 0.4 acres in a C-P (Office and Professional) Zone within the Russell Road Corridor. Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

34. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:  
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
35. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
36. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:  
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

### **ORDINANCE**

37. ORD-21-900689: Review an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

### **AGENDA ITEM**

38. AG-21-900703: Approve the 2022 scheduled meeting dates of the Planning Commission. (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.