CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 1, 2022

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 – 16 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 13 and 14 will be forwarded to the Board of County Commissioners' meeting for final action on 02/02/22 at 9:00 a.m., unless otherwise announced. Items 15 and 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/16/22 at 9:00 a.m., unless otherwise announced.

ITEMS 17 – 31 are non-routine public hearing items for possible action.

These items will be considered separately. Items 23 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 03/02/22 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 03/02/22 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. 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 - 16):

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 13 and 14 will be forwarded to the Board of County Commissioners' meeting for final action on 02/02/22 at 9:00 a.m., unless otherwise announced. Items 15 and 16 will be forwarded to the Board of County Commissioners' meeting for final action on 02/16/22 at 9:00 a.m., unless otherwise announced.

4. ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action)

5. UC-21-0700-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:
USE PERMIT to allow a transportation service in conjunction with an existing recreational facility on 65.0 acres in an H-1 (Limited Resort and Apartment) (AE-65, AE-70, & AE-RPZ) Zone. Generally located on the south side of Sunset Road, 206 feet west of Gilespie Street within Enterprise. MN/jor/jo (For possible action)

6. UC-21-0703-PARADISE II LP:
USE PERMIT for short term/long term lodging.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a short term/long term lodging facility on 3.0 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Paradise Road and the west side of University Center Drive, 447 feet north of Harmon Avenue within Paradise. JG/nr/jo (For possible action)

7. UC-21-0705-SCHWARTZ VAL, LLC:
USE PERMIT for a supper club and service bar in conjunction with an existing restaurant and hookah lounge with outside dining in an office/warehouse facility on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/jt/jo (For possible action)

8. UC-21-0717-STEPHANIE INDUSTRIAL PARK, LLC ET AL & MOLLY PROPERTIES LLC:
USE PERMIT for a health club in conjunction with an existing office and warehouse building on a portion of a 7.2 acre site in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/jvm/jo (For possible action)

9. UC-21-0723-MONTGOMERY, JOHN H. ET AL:
USE PERMIT to allow an accessory structure to not be architecturally compatible to the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation; and 2) reduced setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/jor/jo (For possible action)

10. VS-21-0706-MACKOVSKI, ALEXANDER:
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Raven Avenue (alignment), and between Monte Cristo Way (alignment) and Pioneer Way (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action)

11. VS-21-0709-SHARIEFF QAMAR AFROZ REV LIV TR:
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action)

12. WS-21-0712-AUGUST KATHLEEN & JAMES:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Finchwood Lane, 200 feet north of Mirror Lake Drive, and 870 feet north of Bonanza Road within Sunrise Manor. TS/jgh/jo (For possible action)

13. PA-21-700001-KB HOME LAS VEGAS INC.:
AMENDED PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-2 (Medium Density Residential) Zone (previously not notified). Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

14. AG-21-900033 (REVISED): Authorize the chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan, and direct staff accordingly. (For possible action)

15. PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:
PLAN AMENDMENT to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres. Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

16. CP-21-900834: Authorize the Chair to sign a resolution amending the Enterprise Land Use Plan map of the Clark County Master Plan, and direct staff accordingly. (For possible action)

NON-ROUTINE ACTION ITEMS (17 - 31):

These items will be considered separately. Items 23 through 31 will be forwarded to the Board of County Commissioners' meeting for final action on 03/02/22 at 9:00 a.m., unless otherwise announced.

17. UC-21-0430-DONNER KEVIN:
HOLDOVER USE PERMITS for the following: 1) allow accessory structures without a principal use; and 2) allow nondecorative metal siding within the urban area in conjunction with accessory structures (cargo containers) on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 140 feet north of Pebble Road and 142 feet west of Dean Martin Drive within Enterprise. JJ/nr/jo (For possible action)

18. UC-21-0713-GODOY MARIA:
USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action)

19. SC-21-0707-INGRAM BRIAN:
STREET NAME CHANGE to name a private unnamed cul-de-sac Oculis Court. Generally located on the north side of Craig Road and the west side of Grand Canyon Drive within Lone Mountain. RM/dm/jo (For possible action)

20. WS-21-0648-AMH NV8 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action)

21. WS-21-0718-MAHON ROBERT & SKINNER WENDY A:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone within the Moapa Valley Overlay District. Generally located on the north side of Anasazi Avenue, 531 feet west of Moapa Valley Boulevard within Moapa Valley. MK/jgh/jo (For possible action)

22. WS-21-0719-DWW SAHARA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/al/jo (For possible action)

23. NZC-21-0715-WENG ZHIQIANG:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) wall height; 3) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 4) street dedication.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action)

24. VS-21-0716-WENG ZHIQIANG:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Shelbourne Avenue and Mistral Avenue (alignment) and a portion of right-of-way being Mistral Avenue (alignment) located between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Hauck Street located between Shelbourne Avenue and Mistral Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

25. TM-21-500200-WENG ZHIQIANG:
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Shelbourne Avenue and the west side of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

26. NZC-21-0720-FUTURE HORIZON II LP:
ZONE CHANGE to reclassify 6.9 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of St. Rose Parkway and the east side of Jeffreys Street within Enterprise (description on file). MN/rk/jo (For possible action)

27. NZC-21-0721-SUNSET CORRIDOR, LLC:
ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.
DESIGN REVIEW for a single family residential development. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action)

28. VS-21-0722-SUNSET CORRIDOR, LLC:
VACATE AND ABANDON a portion of a right-of-way being Wagon Trail Avenue located between Quarterhorse Lane and Dapple Gray Road (alignment) within Spring Valley (description on file). JJ/md/jo (For possible action)

29. TM-21-500201-SUNSET CORRIDOR, LLC:
TENTATIVE MAP consisting of 47 residential lots and common lots on 4.7 acres in an RUD (Residential Urban Density) Zone. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action)

30. NZC-21-0727-SUNSET INTERCHANGE, LLC:
ZONE CHANGE to reclassify a 4.8 acre portion of an 8.8 acre site from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action)

31. TM-21-500204-SUNSET INTERCHANGE, LLC:
TENTATIVE MAP consisting of 38 residential lots and common lots on 4.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (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.