



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, MAY 3, 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 – 25 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 20 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 06/08/22 at 9:00 a.m., unless otherwise announced

ITEMS 26 – 31 are non-routine public hearing items for possible action.

These items will be considered separately. Item 30 will be forwarded to the Board of County Commissioners' meeting for final action on 05/18/22 at 9:00 a.m., unless otherwise announced. Item 31 will be forwarded to the Board of County Commissioners' meeting for final action on 06/08/22 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 06/08/22 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 - 25):

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 20 through 25 will be forwarded to the Board of County Commissioners' meeting for final action on 06/08/22 at 9:00 a.m., unless otherwise announced.

4. SC-22-0134-COUNTY OF CLARK (AVIATION):
STREET NAME CHANGE to name Cooper Street as one continuous alignment from Lee Avenue to Willow Avenue, east of Anderson Street. Generally located on the north side of Lee Avenue and the south side of Willow Avenue within Moapa Valley. MK/dm/syp (For possible action)
5. SC-22-0135-COUNTY OF CLARK (AVIATION):
STREET NAME CHANGE to change a segment of Cooper Street to Airport Road between Lee Avenue and Anita Avenue. Generally located on the south side of Anita Avenue and the north side of Lee Avenue within Moapa Valley. MK/dm/syp (For possible action)
6. SC-22-0136-COUNTY OF CLARK (AVIATION):
STREET NAME CHANGE to change the name of Anita Avenue to Ramos Ranch Road between Cooper Street and Deer Street. Generally located on the east side of Cooper Street and the west side of Deer Street within Moapa Valley. MK/dm/syp (For possible action)
7. TM-22-500052-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 4.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southwest corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/al/jo (For possible action)
8. UC-22-0123-PARK 2000:
USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action)
9. UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:
USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action)

10. UC-22-0153-4965 BLUE DIAMOND HOLDINGS, LLC:
USE PERMITS for the following: 1) an outside dining and drinking area; and 2) eliminate the required minimum 48 inch wide pedestrian access around the perimeter of an outside dining area.
DESIGN REVIEW for an outside dining and drinking area in conjunction with an existing restaurant on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/al/syp (For possible action)
11. VC-22-0122-HAGHI ALI A & KERRI:
VARIANCE to reduce the front yard setback for a pool deck and associated structures in conjunction with a proposed single family residence on 0.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way, 400 feet west of Augusta Canyon Way within Enterprise. JJ/rk/syp (For possible action)
12. VS-22-0127-WEBBERDING JACOB J & MEAD AMELIA R:
VACATE AND ABANDON a portion of a right-of-way being La Mancha Avenue located between Mustang Street and Maverick Street within Lone Mountain (description on file). MK/jgh/jo (For possible action)
13. VS-22-0128-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V & AIDA TRS:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and between Patrick Lane and Sobb Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action)
14. VS-22-0131-MOHRHARDT FAMILY TRUST & MOHRHARDT THEODORE JR & SIGRID TRS:
VACATE AND ABANDON easements of interest to Clark County located between Racel Street and Grand Teton Drive, and between Hurtado Street and an unnamed street within Lower Kyle Canyon (description on file). RM/lm/jo (For possible action)
15. WS-22-0130-MOHRHARDT FAMILY TRUST & MOHRHARDT THEODORE JR & SIGRID TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; and 2) increase height for a detached accessory structure (RV garage with storage) in conjunction with an existing single family residence on 1.9 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Racel Street, approximately 640 feet west of Hurtado Street within Lower Kyle Canyon. RM/lm/jo (For possible action)
16. VS-22-0132-RICHMOND AMERICAN HOMES NEVADA INC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Conquistador Street, and between Meranto Avenue and Iron Creek Avenue within Enterprise (description on file). JJ/lm/jo (For possible action)
17. VS-22-0145-DEAN DAVID & SARAH:
VACATE AND ABANDON easements of interest to Clark County located between Mardon Avenue and Eldorado Lane and between Schuster Street and Valley View Boulevard within Enterprise (description on file). MN/jor/jo (For possible action)
18. WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor. TS/jgh/syp (For possible action)

19. WS-22-0142-D R HORTON INC:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residences on 0.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Oleta Avenue and east and west of Burrows Drive within Enterprise. JJ/jgh/syp (For possible action)
20. NZC-22-0137-RAD-FAR LTD:
ZONE CHANGE to reclassify 7.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/al/jo (For possible action)
21. VS-22-0138-RAD-FAR LTD:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagner Boulevard (alignment), and between Agate Avenue and Raven Avenue (alignment), and a portion of a right-of-way being Durango Drive located between Agate Avenue and Pebble Road, and a portion of Lisa Lane located between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/al/jo (For possible action)
22. TM-22-500045-RAD-FAR LTD:
TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (For possible action)
23. NZC-22-0139-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the gross area of a planned unit development; 2) reduce setbacks; 3) reduce private street width; 4) allow modified A-curb and ribbon curb with an inverted crown; 5) reduce back of curb radii for private streets; and 6) allow modified private residential driveway design.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rk/jo (For possible action)
24. VS-22-0140-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and a Clark County Flood Control Channel, and between Fort Apache Road and Quarterhouse Lane (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)
25. TM-22-500046-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
TENTATIVE MAP consisting of 73 residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley. JJ/rk/jo (For possible action)

NON-ROUTINE ACTION ITEMS (26 - 31):

These items will be considered separately. Item 30 will be forwarded to the Board of County Commissioners' meeting for final action on 05/18/22 at 9:00 a.m., unless otherwise announced. Item 31 will be forwarded to the Board of County Commissioners' meeting for final action on 06/08/22 at 9:00 a.m., unless otherwise announced.

26. UC-22-0141-BERGIN DAVID & CHRISTEL:
USE PERMIT to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/lm/syp (For possible action)
27. UC-22-0150-PARKTON, SARA F.:
USE PERMITS for the following: 1) allow existing accessory structures not architecturally compatible to the principal dwelling; and 2) allow the cumulative area of all existing accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation of existing accessory structures; 2) reduce the interior side setback of an existing accessory structure in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Tee Pee Lane, 150 feet north of Verde Way within Lone Mountain. RM/jor/syp (For possible action)
28. WS-21-0718-MAHON ROBERT & SKINNER WENDY A:
HOLDOVER 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)
29. WS-22-0078-DESTINY HOMES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow an alternative security gate geometrics different than required by Uniform Standard Drawing 222.1 in conjunction with a single family subdivision on 2.5 acres in an R-E (RNP-I) Zone. Generally located on the southeast corner of Craig Road and Bonita Vista Street within Lone Mountain. RM/jvm/jo (For possible action)
30. NZC-22-0090-BELTWAY DEWEY, LLC:
HOLDOVER ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)
31. NZC-22-0149-DAF HOLDING, LLC:
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative street landscaping; 3) reduce throat depth; and 4) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). 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.