



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, SEPTEMBER 6, 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. Item 25 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/22 at 1:00 p.m., unless otherwise announced.

**ITEMS 26 – 37 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 31 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced. Item 37 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/22 at 1:00 p.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 10/04/22 Board of County Commissioners' meeting at 1:00 p.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 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 - 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. Item 25 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/22 at 1:00 p.m., unless otherwise announced.

4. DR-22-0400-CHURCH HOPE BAPTIST LAS VEGAS INC:  
DESIGN REVIEW for a building addition to an existing place of worship on 14.3 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cactus Avenue and the west side of Radcliff Street (alignment) within Enterprise. MN/al/syp (For possible action)
5. ET-22-400079 (UC-20-0123)-MERSHO GRJT, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use; and 4) reduce separation for a proposed gasoline station to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce street landscaping along attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/hw/tk (For possible action)
6. TM-22-500152-COYOTE SPRINGS NEVADA, LLC:  
TENTATIVE MAP consisting of 575 single family residential lots and common lots on 142.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Coyote Springs Master Planned Community. Generally located on the east side of Coyote Springs Parkway, 3,550 feet north of State Route 168 within the Northeast County. MK/rk/syp (For possible action)
7. UC-22-0341-USA:  
AMENDED HOLDOVER USE PERMITS for the following: 1) communication tower; and 2) alternative screening.  
DESIGN REVIEWS for the following: 1) a 140 foot high communication tower; and 2) final grading for Hillside Development (previously not notified) on a portion of 44.4 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the west side of Las Vegas Boulevard South, approximately 3.5 miles north of SR 161 within Jean. MN/nr/syp (For possible action)

8. UC-22-0386-OJEDA ALFONSO IBARRA:  
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action)
9. UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:  
USE PERMIT to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/hw/syp (For possible action)
10. UC-22-0391-SILVERADO RANCH CENTRE, LLC:  
USE PERMIT for a pawn shop within an existing shopping center on a 1.3 acre portion of a 15.0 acre site in a C-2 (General Commercial) Zone. Generally located on the west side of Maryland Parkway and the south side of Silverado Ranch Boulevard within Enterprise. MN/rk/syp (For possible action)
11. UC-22-0393-ROHANI PARVEZ:  
USE PERMIT for on-premises consumption of alcohol (supper club).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) throat depth; and 3) departure distance.  
DESIGN REVIEW for a supper club on 1.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/sd/syp (For possible action)
12. UC-22-0399-NEW STRATEGIES LLC:  
USE PERMIT for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action)
13. UC-22-0402-AFFILIATE INVESTMENTS, LLC:  
AMENDED USE PERMITS for the following: 1) daycare facility (previously notified as a convenience store); and 2) reduce the separation from a convenience store to a residential use (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street (no longer needed); and 2) alternative driveway geometrics (no longer needed).  
DESIGN REVIEWS for the following: 1) modifications to an approved shopping center (no longer needed); and 2) alternative parking lot landscaping (no longer needed) on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action)
14. UC-22-0404-DAIGAKU REALTY TRUST & VENDITTO MICHAEL J TRS:  
USE PERMIT for a pawn shop in conjunction with an existing shopping center on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 200 feet north of Flamingo Road within Paradise. JJ/md/syp (For possible action)
15. UC-22-0417-K & J'S EXCELLENT ADVENTURE, LLC:  
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club and service bar).  
DESIGN REVIEW for outside dining and seating areas in conjunction with proposed restaurants within a shopping center on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Richmar Avenue within Enterprise. JJ/jgh/syp (For possible action)

16. VS-22-0387-VOGEL BRETT:  
VACATE AND ABANDON easements of interest to Clark County located between Helena Avenue and Hickam Avenue and between Fort Apache Road and Campbell Road within Lone Mountain (description on file). RM/hw/jo (For possible action)
17. VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:  
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action)
18. VS-22-0401-BLAKE DONN I & MARY E REV TR & FLEMING STEPHEN NEVADA TRUST:  
VACATE AND ABANDON a portion of a right-of-way being Vegas Street located between Main Street and Spring Street within Goodsprings (description on file). JJ/md/syp (For possible action)
19. VS-22-0422-JAMIESON JARRETT & TARA:  
VACATE AND ABANDON easements of interest to Clark County located between McLeod Drive and Topaz Street, and between Russell Road and Quail Avenue within Paradise (description on file). JG/sd/syp (For possible action)
20. VS-22-0440-CITY LIGHT CHURCH, INC.:  
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Westwind Road (alignment) and Jones Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)
21. UC-22-0439-CITY LIGHT CHURCH, INC.:  
USE PERMIT for a place of worship.  
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.  
DESIGN REVIEWS for the following: 1) place of worship; and 2) alternative parking lot landscaping on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/gc/syp (For possible action)
22. WS-22-0409-A & J RENTALS LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-decorative 7 foot high fence in the front yard; and 2) increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action)
23. WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit lots to front a collector street; and 2) permit attached sidewalks.  
DESIGN REVIEW for a single family residential development on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)
24. TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:  
TENTATIVE MAP consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

25. NZC-22-0392-SOUTHWEST CORPORATE CAMPUS LLC:  
ZONE CHANGE to reclassify 3.7 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) distribution warehouse complex; and 2) finished grade in the CMA Design Overlay District. Generally located on the east side of Warbonnet Way and the north side of Sunset Road within Spring Valley (description on file). MN/rk/jo (For possible action)

**NON-ROUTINE ACTION ITEMS (26 - 37):**

These items will be considered separately. Items 31 through 36 will be forwarded to the Board of County Commissioners' meeting for final action on 09/21/22 at 9:00 a.m., unless otherwise announced. Item 37 will be forwarded to the Board of County Commissioners' meeting for final action on 10/04/22 at 1:00 p.m., unless otherwise announced.

26. UC-22-0041-LERMA HERMELINDA R:  
HOLDOVER USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal structure; 2) allow alternative design standards; and 3) allow the area for all accessory buildings to exceed the area of the principal dwelling.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) building separation; and 3) allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/ja (For possible action)
27. UC-22-0205-TYEB LLC:  
AMENDED HOLDOVER USE PERMITS for the following: 1) supper club; and 2) hookah lounge.  
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduce parking; 2) waive parking lot design standards (previously not notified); and 3) waive parking lot landscaping (previously not notified).  
DESIGN REVIEW for modifications to a parking lot (previously not notified) in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/sr/syp (For possible action)
28. UC-22-0395-DMCP TRUST ET AL & MORGAN DAVID WESLEY TRS:  
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced separation between structures in conjunction with an existing single family residence on 2.1 acres in an R-A (Residential Agricultural District) (RNP-II) Zone. Generally located on the south side of Jakes Place and the east side of El Capitan Way within Lone Mountain. MK/bb/syp (For possible action)
29. UC-22-0398-DIAMOND SANDS APARTMENTS, LLC:  
USE PERMIT to allow long/short term lodging in conjunction with an existing multiple family residential development on a portion of 16.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Wigwam Avenue within Enterprise. MN/rk/syp (For possible action)

30. UC-22-0405-REBEL LAND & DEVELOPMENT, LLC:  
USE PERMITS for the following: 1) gasoline station; 2) convenience store; 3) alcohol sales, beer and wine packaged; 4) restaurant; and 5) office uses.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduced departure distance; 3) reduce landscaping; 4) reduce parking; 5) eliminate cross access; and 6) eliminate loading zones.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) gasoline station (fuel canopy); 3) commercial building (restaurant with drive-thru; convenience store; office); and 4) lighting on 1.1 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Flamingo Road and the west side of Paradise Road within Paradise. JG/bb/jo (For possible action)
31. NZC-22-0331-ROARING 20'S LLC:  
HOLDOVER ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) combination wall height; 2) off-site improvements; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
32. VS-22-0332-ROARING 20'S LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
33. TM-22-500110-ROARING 20'S LLC:  
HOLDOVER TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)
34. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER ZONE CHANGE to reclassify 16.8 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 setback; 2) reduce open space; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)
35. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)
36. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

37. NZC-22-0385-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:  
ZONE CHANGE to reclassify 1.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.  
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) finished grade.  
Generally located on the east side of Hualapai Way and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/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.