



**CLARK COUNTY PLANNING COMMISSION  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
7:00 PM, TUESDAY, SEPTEMBER 20, 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 – 12 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 12 will be forwarded to the Board of County Commissioners' meeting for final action on 10/19/22 at 9:00 a.m., unless otherwise announced.

**ITEMS 13 – 16 are non-routine public hearing items for possible action.**

These items will be considered separately. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 10/19/22 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 10/19/22 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 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 - 12):**

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 12 will be forwarded to the Board of County Commissioners' meeting for final action on 10/19/22 at 9:00 a.m., unless otherwise announced.

4. ET-22-400095 (UC-20-0203)-JOSHUA GROUP, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) daycare facility; and 2) major training facility.  
DESIGN REVIEWS for the following: 1) daycare facility; and 2) major training facility on 2.1 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/dd/syp (For possible action)
5. TM-22-500165-MGP LESSOR, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (For possible action)
6. UC-22-0386-OJEDA ALFONSO IBARRA:  
HOLDOVER 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)
7. UC-22-0423-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:  
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing shopping center on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Rainbow Boulevard and Mardon Avenue within Enterprise. MN/gc/syp (For possible action)
8. UC-22-0429-RAVA ORANGE GROVE, LLC:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation between a supper club and residential use in conjunction with an existing restaurant within an existing shopping center on 6.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 550 feet west of Durango Drive within Spring Valley. JJ/md/syp (For possible action)

9. UC-22-0438-MINZER, GARY ALAN LIVING TRUST & MINZER, GARY ALAN TRS:  
USE PERMITS for the following: 1) secondhand sales; and 2) pawn shop.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a pawn shop to a residential use on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/sd/syp (For possible action)
10. VS-22-0430-CHURCH LDS PRESIDING BISHOP:  
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Burnham Avenue and Spencer Street within Paradise (description on file). JG/jud/syp (For possible action)
11. WS-22-0424-WOODARD, TOBIAS A. & DI STASIO-WOODARD, CAROLANN B.:  
WAIVER OF DEVELOPMENT STANDARDS for increased height for a detached accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Winston Lane, 330 feet west of MacFarland Avenue within Indian Springs. RM/lm/syp (For possible action)
12. NZC-22-0425-I20 RAINBOW, LLC:  
ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action)

**NON-ROUTINE ACTION ITEMS (13 - 16):**

These items will be considered separately. Items 14 through 16 will be forwarded to the Board of County Commissioners' meeting for final action on 10/19/22 at 9:00 a.m., unless otherwise announced.

13. WS-22-0449-SPIRIT INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) reduce access gate setback; 3) eliminate curb returns; and 4) reduce throat depth.  
DESIGN REVIEW for an outdoor storage facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Cannoli Circle, 240 feet west of Wynn Road within Paradise. MN/jad/syp (For possible action)
14. NZC-22-0305-GRAND CANYON, LLC & NAHAI ILIEN:  
HOLDOVER ZONE CHANGE to reclassify 15.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce street width.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk/jo (For possible action)
15. NZC-22-0397-JONES TECO HOLDINGS, LLC:  
ZONE CHANGE to reclassify 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping adjacent to a less intensive use; 3) eliminate the sidewalk between the building and parking area; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

16. VS-22-0428-JONES TECO HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (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.