



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 2, 2021**

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

ONLINE AT [HTTPS://CLARKCOUNTYNV.GOV](https://CLARKCOUNTYNV.GOV) AND NEVADA PUBLIC NOTICE AT [HTTPS://NOTICE.NV.GOV/](https://NOTICE.NV.GOV/), AND AT THE CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY; WINCHESTER COMMUNITY CENTER, 3130 MCLEOD DRIVE; PARADISE COMMUNITY CENTER, 4775 MCLEOD DRIVE; REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA, 600 S. GRAND CENTRAL PARKWAY; LAS VEGAS, NV

The Clark County Commission Chambers are accessible to the handicapped. With twenty-four (24) hour advanced 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 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 89155, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 17 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 5 & 6 will be forwarded to the Board of County Commissioners' meeting for final action on 02/03/21 at 9:00 a.m., unless otherwise announced.

ITEMS 18 – 34 are non-routine public hearing items for possible action.

These items will be considered separately. Items 21 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 03/03/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 34 are final action, unless appealed or otherwise announced.

If appealed within five (5) working days, these items will be forwarded to the 03/03/21 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 on an item by computer on Zoom, go to <https://clarkcountynv.gov/planningcommissionmeeting> and enter the Meeting ID: 958 8401 2823 and Passcode: 552726. To access by phone call 1-408-638-0968 once connected enter the Meeting ID and Passcode. Please identify which item you are commenting on.

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. Comments will be limited to 3 minutes. 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 - Comments by the General Public. 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.
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 - 17):

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 5 & 6 will be forwarded to the Board of County Commissioners' meeting for final action on 02/03/21 at 9:00 a.m., unless otherwise announced.

4. AR-20-400153 (UC-0773-13)-VEGAS GROUP, LLC:
USE PERMIT THIRD APPLICATION FOR REVIEW for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking for a place of worship within an office complex on a portion of 8.0 acres within a C-P (Office & Professional) Zone. Generally located on the east side of Gilespie Street and the south side of Silverado Ranch Boulevard within Enterprise. MN/sd/jd (For possible action)
5. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)
6. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
USE PERMIT for a monorail (people mover system).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

7. UC-20-0561-JACOB, SHANE P.:
USE PERMITS for the following: 1) allow employees on-site; 2) allow customers on-site; 3) allow 1 trailer under 10,000 pounds; 4) eliminate the required trees; 5) increase the amount of agricultural livestock, large (horses); and 6) allow accessory structures not architecturally compatible to the main residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the building separation; 2) eliminate the interior side setback of an accessory structure; and 3) eliminate the rear setback of an accessory structure in conjunction with an existing single family residence and residential boarding stable on 2.1 acres in an R-A (Residential Agricultural) Zone. Generally located on the northeast corner of Brent Lane and Homestead Road within Lone Mountain. MK/jor/jd (For possible action)
8. UC-20-0565-WARDY, AMEN III & TRACI A.:
USE PERMIT for a place of worship.
DESIGN REVIEW for a place of worship in conjunction with an office building on a portion of 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Tropicana Avenue and Durango Drive within Spring Valley. JJ/ja/jd (For possible action)
9. UC-20-0571-HARSCH INVESTMENT PPTYS-NV, LLC:
USE PERMIT for a minor training facility (esthetics) within an existing shopping center on a portion of 18.3 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Valley View Boulevard within Paradise. JJ/bb/jd (For possible action)
10. UC-20-0576-SD PARCELS, LLC:
USE PERMIT for a major training facility in conjunction with an approved office/warehouse complex on a portion of 17.8 acres in an M-D (Designed Manufacturing District) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, approximately 1,000 feet west of Rainbow Boulevard within Spring Valley. MN/sd/jd (For possible action)
11. VS-20-0550-GOLD KEY 3049, LLC & JADE KEY, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Las Vegas Boulevard South and Channel 8 Drive and between Convention Center Drive and Cathedral Way within Winchester (description on file). TS/jor/jd (For possible action)
12. VS-20-0551-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:
VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Riley Street (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action)
13. VS-20-0560-SATARAY, JUSTO:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Landberg Avenue, and between Montessouri Street (alignment) and Belcastro Street within Enterprise (description on file). JJ/nr/jd (For possible action)
14. VS-20-0564-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road (alignment) and Patrick Lane, and between Cimarron Road (alignment) and Warbonnet Way (alignment) within Spring Valley (description on file). MN/al/jd (For possible action)
15. VS-20-0568-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON a portion of right-of-way being Oleta Avenue (alignment) located between Miller Lane and Warbonnet Way within Enterprise (description on file). JJ/sd/jd (For possible action)

16. VS-20-0569-COUNTY OF CLARK (AVIATION) & BELTWAY BUS PK OFF #3, LLC LEASE: VACATE AND ABANDON portions of a right-of-way being Badura Avenue located between Lindell Road and Jones Boulevard and Lindell Road between Badura Avenue and Roy Horn Way within Enterprise (description on file). MN/bb/jd (For possible action)
17. WS-20-0549-2887SMP, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEW for alternative landscaping in conjunction with an existing office building on 1.1 acres in a C-P (Office and Professional) Zone within the Midtown Maryland Parkway Overlay District. Generally located on the northwest corner of Maryland Parkway and Vegas Valley Drive within Winchester. TS/al/jd (For possible action)

NON-ROUTINE ACTION ITEMS (18 - 34):

These items will be considered separately. Items 21 through 34 will be forwarded to the Board of County Commissioners' meeting for final action on 03/03/21 at 9:00 a.m., unless otherwise announced.

18. UC-20-0449-ELVI ASSOCIATES, LLC:
HOLDOVER USE PERMIT for a school in conjunction with an existing office complex on 3.3 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway, approximately 335 feet north of Rochelle Avenue within Paradise. TS/jt/jd (For possible action)
19. UC-20-0539-HKM NEVADA PROPERTIES, LLC:
HOLDOVER USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use (single family).
DESIGN REVIEWS for the following: 1) vehicle maintenance facility; and 2) lighting on a portion of 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of St. Rose Parkway, 270 feet west of Bermuda Road within Enterprise. MN/md/jd (For possible action)
20. WS-20-0536-PRIME BUILDING & DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS for reduced rear setback.
DESIGN REVIEW for a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of El Capitan Way and La Mancha Avenue within Lone Mountain. RM/ja/jd (For possible action)
21. NZC-20-0518-MAULE GRAND CANYON, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4) allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (For possible action)
22. VS-20-0519-MAULE GRAND CANYON, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

23. TM-20-500178-MAULE GRAND CANYON, LLC:
HOLDOVER TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)

24. NZC-20-0524-MAK ZAK LLC, ET AL:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and 2) reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for a planned unit development (townhomes).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; 3) reduce parking; 4) increase the number of dwelling units accessing a private drive; 5) reduce street intersection off-set; 6) alternative residential driveway geometrics; 7) reduce curb radius; and 8) allow an inverted street cross section.
DESIGN REVIEWS for the following: 1) a single family residential subdivision on 9.8 acres; 2) a townhome planned unit development on 7.4 acres; 3) allow a hammerhead cul-de-sac design; and 4) increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

25. VS-20-0523-MAK ZAK, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)

26. TM-20-500185-MAK ZAK, LLC:
HOLDOVER TENTATIVE MAP consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

27. TM-20-500186-MAK ZAK LLC, ET AL:
HOLDOVER TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

28. NZC-20-0545-ME 52 PARTNERS, LLC:
ZONE CHANGE to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

29. NZC-20-0555-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: ZONE CHANGE to reclassify 33.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) modified curb design.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

30. VS-20-0556-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Rush Avenue (alignment), and between Schirls Street (alignment) and Valley View Boulevard; and a portion of a right-of-way being Schuster Street located between Haleh Avenue and Frias Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

31. TM-20-500195-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: TENTATIVE MAP consisting of 185 single family residential lots and common lots on 33.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise. JJ/al/jd (For possible action)

32. NZC-20-0566-COLONNA, VINCENT A. & JUDITH A.:
ZONE CHANGE to reclassify 2.4 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) reduce parking; 4) reduce height/setback ratio adjacent to a single family residential use; 5) allow alternative landscaping adjacent to a less intensive (single family) use; 6) reduce street intersection off-set; 7) reduce width of private streets; 8) modify private street sections; 9) reduce back of curb radius; and 10) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise (description on file). MN/md/jd (For possible action)

33. VS-20-0567-COLONNA, VINCENT A. & JUDITH A.:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/jd (For possible action)

34. TM-20-500198-COLONNA, VINCENT A. & JUDITH A.:
TENTATIVE MAP consisting of 36 lots and common lots on 2.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise. MN/md/jd (For possible action)

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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.