



**ANNOTATED ZONING AND SUBDIVISION AGENDA  
AND RELATED ITEMS  
BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY COMMISSION CHAMBERS  
GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
9:00 AM, WEDNESDAY, FEBRUARY 17, 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](http://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 – 20 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 and be heard separately when directed by the Board of County Commissioners.

**ITEMS 21 – 35 are non-routine public hearing items for possible action.**

These items will be considered separately.

**The Board of County Commissioners will take a minimum 15 minute break at approximately 11:30 a.m.**

If you wish to speak on an item virtually through Zoom, go to <https://clarkcountynv.gov/zoningcommissionmeeting> and enter the Meeting ID: 926-6189-7785 and Passcode: 153586. 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 Board of County Commissioners 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 Board of County Commissioners 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](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**

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 – 20):**

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 and be heard separately when directed by the Board of County Commissioners.

4. DR-20-0601-A & A LLC & GET IT GOING, LLC:  
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru service; 2) signage; 3) lighting; and 4) finished grade for a restaurant on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road, 150 feet west of Cameron Street within Enterprise. JJ/al/jd (For possible action)
5. AR-20-400159 (UC-20-0087)-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:  
HOLDOVER USE PERMIT FIRST APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.  
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)
6. AR-20-400167 (UC-0531-10)-PRIDE LAS VEGAS, LLC:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility (zoo) with accessory commercial uses; and 2) a minor training facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced perimeter wall setback and street landscaping required with a recreational facility; 2) reduced parking; 3) parking lot landscaping; 4) a portion of on-site paving; 5) off-site improvements (excluding paving); 6) eliminate the required trash enclosure; and 7) eliminate the loading space.  
DESIGN REVIEWS for the following: 1) metal storage buildings; 2) paved parking area; and 3) unpaved parking area for a proposed recreational facility (zoo) with accessory commercial uses in conjunction with an existing single family residence and exotic animal compound on 5.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Bermuda Road and Bruner Avenue within Enterprise. MN/jgh/jd (For possible action)

7. ET-20-400164 (VS-18-0290)-GREYSTONE NEVADA, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive (alignment), and between Pyle Avenue (alignment) and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/lm/jd (For possible action)
8. ET-20-400165 (VS-18-0641)-GREYSTONE NEVADA, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). JJ/LM/jd (For possible action)
9. ET-20-400169 (UC-0922-17)-PROSPECTUS ENDEAVORS 4, LLC:  
AMENDED USE PERMITS SECOND EXTENSION OF TIME to commence the following: 1) High Impact Project; 2) multiple family residential development; and 3) increased density (no longer needed).  
DESIGN REVIEW for a proposed multiple family residential development on a 10.8 acre portion of a 13.1 acre parcel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Neal Avenue, 100 feet west of Las Vegas Boulevard South within Enterprise. MN/jgh/jd (For possible action)
10. ET-20-400174 (WS-18-0654)-HEIVA HOLDINGS USA, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to waive full off-sites (curb, gutter, sidewalks, and partial paving).  
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade for a residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jgh/jd (For possible action)
11. VS-20-0581-JO FAM PROPERTY LLC:  
VACATE AND ABANDON an easement of interest to Clark County located between Maule Avenue and Martin Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/lm/jd (For possible action)
12. WS-20-0580-JO FAM PROPERTY LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) modify driveway design standards.  
DESIGN REVIEWS for the following: 1) proposed site lighting; 2) a restaurant with drive-thru; and 3) alternative parking lot landscaping in conjunction with an approved shopping center on a portion of 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. JJ/lm/jd (For possible action)
13. WC-20-400168 (ZC-0498-16)-GREYSTONE NEVADA, LLC:  
WAIVER OF CONDITIONS of a zone change requiring off-site improvements on a 4.9 acre portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. JJ/bb/ja (For possible action)

14. WS-20-0587-SHAC MT, LLC & INDUSTRIAL ROAD HOLDINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow animated signs (video units); 2) allow an increase in sign square footage; 3) increase the number of freestanding signs; and 4) reduce separation between freestanding signs.  
DESIGN REVIEW for signs in conjunction with an existing adult cabaret (Sapphire) on a portion of 6.2 acres in an M-1 (Light Industrial) Zone in the Adult Use Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, 645 feet northwest of Resorts World Drive within Winchester. TS/nr/jd (For possible action)
15. WS-20-0606-DHC MANAGEMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.  
DESIGN REVIEW for alternative landscaping for a previously approved congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/bb/jd (For possible action)
16. ZC-20-0582-FARAI III, LLC:  
ZONE CHANGE to reclassify 4.6 acres from C-2 (General Commercial) Zone to R-U (Rural Open Land) Zone.  
DESIGN REVIEW for a single family residential development. Generally located on the east side of Papago Street, 350 feet north of Nickel Avenue within Sandy Valley (description on file). JJ/lm/jd (For possible action)
17. ZC-20-0598-RIVERVIEW LVB DEVELOPMENT, LLC:  
AMENDED ZONE CHANGE to reclassify 7.5 acres of a 15.4 acre site from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; 4) allow modified driveway design standards (no longer needed); and 5) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).  
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/jd (For possible action)
18. ORD-21-900017: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action)
19. ORD-21-900019: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191. (For possible action)

20. ORD-21-900020: Conduct a public hearing on an ordinance to add regulations for a Cannabis Distributor in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

**NON-ROUTINE ACTION ITEMS (21 – 35):**

These items will be considered separately.

21. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:  
HOLDOVER 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)

PC Action - Forward from 2/16 meeting

22. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:  
HOLDOVER 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)

PC Action - Forward from 2/16 meeting

23. VS-20-0542-DURANGO HEALTH CENTER INC:  
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)
24. UC-20-0541-DURANGO HEALTH CENTER INC:  
HOLDOVER USE PERMIT to allow offices as a principal use.  
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.  
DESIGN REVIEW for a proposed medical office building on 9.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Post Road within Spring Valley. MN/rk/jd (For possible action)

25. WS-20-0593-SUN SHENG INVESTMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to eliminate the Asian Design Overlay District standards relating to roof and building design.  
DESIGN REVIEW for exterior building (facade) remodel for 2 buildings within an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 300 feet east of Arville Street within Paradise. JJ/nr/jd (For possible action)
26. ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER AMENDED ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified).  
DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)
27. VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)
28. TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)
29. ZC-20-0574-LH VENTURES, LLC:  
HOLDOVER ZONE CHANGE to reclassify 22.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce intersection off-set.  
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) increased finished grade. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
30. VS-20-0575-LH VENTURES, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

31. TM-20-500199-LH VENTURES, LLC:  
HOLDOVER TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)

**APPEAL**

32. UC-20-0516-HORSLEY, BONNIE LEE:  
APPEAL USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced building separation on 1.0 acre in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the northeast corner of Richmar Avenue and Rosanna Street within Enterprise. JJ/sd/jd (For possible action)

PC Action - Approved

**AGENDA ITEMS**

33. AG-21-900032: Receive and file a report on the Land Use Plan Update Schedule, and direct staff accordingly. (For possible action)
34. AG-21-900033: Initiate an amendment to the North Blue Diamond RNP equestrian trail alignment along Belcastro Street between Pebble Road and Agate Avenue, and direct staff accordingly. (For possible action)
35. AG-21-900037: Discuss the Title 30 definition of “Gross Acre”, and direct staff accordingly. (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.