



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, MAY 19, 2021**

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED:

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; WEST FLAMINGO SENIOR CENTER, 6255 W. FLAMINGO ROAD; 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 <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 89155, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 14 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 15 – 31 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 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. 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 – 14):

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-21-0152-BOULDER HIGHWAY, LLC:
DESIGN REVIEWS for the following: 1) a new vehicle sales and repair building; and 2) finished grade in conjunction with an existing vehicles sales establishment on 7.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway and the south side of Glen Avenue within Winchester. TS/jor/jd (For possible action)
5. ET-21-400050 (NZN-18-0006)-THOMSON MANAGEMENT GROUP NV LP:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.
USE PERMIT for a mini-warehouse facility.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a proposed mini-warehouse facility on 5.0 acres. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/sd/jo (For possible action)
6. ET-21-400051 (VS-18-0460)-ABC PARADISE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Giles Street and Haven Street and between Santoli Avenue and Mesa Verde Lane, a portion of a right-of-way being Mesa Verde Lane located between Giles Street and Haven Street, and a portion of a right-of-way being Giles Street located between Santoli Avenue and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action)
7. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:
USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative landscaping and buffering; 3) alternative parking lot design and layout; 4) waive applicable design standards; 5) allow modified driveway design standards; and 6) permit existing nonstandard improvements to remain within a right-of-way.
DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

8. UC-21-0073-DECATUR FLAMINGO GARDEN, LLC:
HOLDOVER USE PERMIT for a massage establishment in conjunction with an existing commercial center on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Nevso Drive within Paradise. MN/jt/jd (For possible action)
9. UC-21-0139-NASSIRI LIVING TRUST & NASSIRI FRED TRS:
USE PERMITS for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) landscaping.
DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; and 3) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/jd (For possible action)
10. UC-21-0145-UNLV RESEARCH FOUNDATION:
USE PERMIT for offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building orientation; 2) eliminate cross access; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office building; 2) alternative parking lot landscaping; and 3) finished grade on 9.8 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Post Road, 350 feet west of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action)
11. WS-21-0117-SG ISLAND PLAZA LLC ETAL & NAKASH SHOWCASE II LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the allowed projection from a wall for a projecting sign.
DESIGN REVIEW for a projecting sign in conjunction with a retail store (T-Mobile) within the Showcase Mall on 0.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 490 feet north of Tropicana Avenue within Paradise. JG/al/jo (For possible action)
12. WS-21-0140-LEWIS INVESTMENT COMPANY NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 46.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Meranto Avenue and Grand Canyon Drive within Enterprise. JJ/al/jd (For possible action)
13. TM-21-500035-LEWIS INVESTMENT COMPANY NEVADA, LLC:
TENTATIVE MAP consisting of 332 single family residential lots and common lots on 46.8 acres in an R-2 (Medium Density Residential) Zone.
Generally located on the southwest corner of Meranto Avenue and Grand Canyon Drive within Enterprise. JJ/al/jd (For possible action)
14. ORD-21-900181: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a residential subdivision (Robindale & Lindell) on 20.0 acres, generally located east of Lindell Road and south of Robindale Road within Enterprise. MN/ab (For possible action)

NON-ROUTINE ACTION ITEMS (15 – 31):

These items will be considered separately.

15. SC-21-0149-HUGHES HOWARD PROPERTIES INC:
STREET NUMBER CHANGE to assign an address out of range with the Clark County addressing grid for a proposed office building and parking garage on a portion of 22.6 acres in a C-2 (General Commercial) Zone and an R-5 (Apartment Residential District) Zone both within a P-C (Planned Community Overlay District) Zone in the Summerlin Master Planned Community. Generally located on the east side of Pavilion Center Drive and the south side of Oval Park Drive within Summerlin South. JJ/dm/jd (For possible action)
16. VS-21-0054-N2MH LLC & EAGLE 40 LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action)
17. WS-21-0068-N2MH LLC & EAGLE 40 LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) waive off-site improvements (sidewalk and streetlights).
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) finished grade; and 3) allow a hammerhead cul-de-sac design on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)
18. TM-21-500021-N2MH LLC & EAGLE 40 LLC:
HOLDOVER TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)
19. NZC-21-0060-CORROW, TONY D. & GEORGE D.:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from R-T (Manufactured Home Residential District) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced intersection off-set; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor (description on file). WM/jvm/jd (For possible action)

PC Action - Approved

20. TM-21-500016-CORROW, TONY D. & GEORGE D.:
HOLDOVER TENTATIVE MAP consisting of 25 lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor. WM/jvm/jd (For possible action)

PC Action - Approved

21. NZC-21-0062-BORLAND, LLC:
ZONE CHANGE to reclassify 12.0 acres from a C-2 (General Commercial) Zone to RUD an (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) off-site improvements (including partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Tropicana Avenue and the east side of Steptoe Street within Whitney (description on file). JG/jt/jd (For possible action)
- PC Action - Approved
22. VS-21-0063-BORLAND, LLC:
VACATE AND ABANDON a portion of a right-of-way being Tropicana Avenue located between Steptoe Street and Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)
- PC Action - Approved
23. TM-21-500017-BORLAND, LLC:
TENTATIVE MAP consisting of 100 lots and common lots on 12.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Tropicana Avenue and the east side of Steptoe Street within Whitney. JG/jt/jd (For possible action)
- PC Action - Approved
24. NZC-21-0066-EDBON, LLC & HANSON D.A.D. TRUST:
HOLDOVER ZONE CHANGE to reclassify 3.7 acres from R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback from a drainage channel; 3) reduce setback; 4) allow modified driveway design standards; and 5) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/jd (For possible action)
- PC Action - Approved
25. TM-21-500020-EDBON, LLC & HANSON D.A.D. TRUST:
HOLDOVER TENTATIVE MAP consisting of 39 residential lots and common lots on 3.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor. WM/md/jd (For possible action)
- PC Action - Approved
26. NZC-21-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Starr Avenue and the west side of Placid Street within Enterprise (description on file). MN/md/jd (For possible action)
- PC Action - Approved

27. VS-21-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Starr Avenue and Doobie Avenue, and between Placid Street and La Cienega Street within Enterprise (description on file). MN/md/jd (For possible action)

PC Action - Approved

28. TM-21-500023-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 25 lots and common lots on 4.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Starr Avenue and the west side of Placid Street within Enterprise. MN/md/jd (For possible action)

PC Action - Approved

REVOCATION

29. RC-21-400068 (UC-20-0595)-CIENEGA TRUST & FRANCIS JAY TRS:
REVOCATION OF USE PERMITS for the following: 1) allow accessory structures to not be architecturally compatible with the principal building; 2) allow alternative design standards; and 3) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of La Cienega Street and Frias Avenue within Enterprise. MN/sr/ja (For possible action)

APPEAL

30. ET-21-400019 (WS-19-0808)-GREAT BUNS:
HOLDOVER APPEAL WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

PC Action - Approved

AGENDA ITEM

31. CP-21-900216: Direct staff to process an amendment to the Transportation Element of the Clark County Comprehensive Master Plan (Map 1.3), and refer the amendment to the Planning Commission for a public hearing. (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.