



**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, JANUARY 20, 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 – 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 – 30 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 by computer on Zoom, go to <https://clarkcountynv.gov/zoningcommissionmeeting> and enter the Meeting ID: 970 3574 1379 and Passcode: 544961. To access by phone call 1-408-638-0968 once connected enter the Meeting ID and Passcode. Please identify which item you are comment 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 - 14):**

These items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended 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-20-0526-RESORTS WORLD LAS VEGAS, LLC:  
DESIGN REVIEWS for the following: 1) modify an existing comprehensive sign plan (Resorts World Hotel Casino); 2) increase the overall freestanding sign area; 3) increase the overall wall sign area; and 4) increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. TS/jor/ja (For possible action)
5. DR-20-0527-DECATUR & SUNSET, LLC:  
DESIGN REVIEW for a restaurant with drive-thru in conjunction with an existing warehouse and an approved convenience store with gasoline sales and vehicle wash on a portion of 6.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Decatur Boulevard and Wagon Trail Avenue within Enterprise. MN/jt/jd (For possible action)
6. DR-20-0528-AVENDANO'S PROPERTY DEVELOPMENT INC:  
DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action)
7. AR-20-400145 (UC-18-0782)-8480 DESERT INN, LLC:  
USE PERMIT FIRST APPLICATION FOR REVIEW of a massage establishment within an existing shopping center on a portion of 0.6 acres in a C-2 (General Commercial) Zone. Generally located 150 feet east of Durango Drive and 700 feet north of Desert Inn Road within Spring Valley. JJ/jgh/jd (For possible action)
8. AR-20-400148 (UC-18-0711)-TROPREN, LLC:  
USE PERMIT FIRST APPLICATION FOR REVIEW of a massage establishment within a shopping center on a portion of 14.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. TS/nr/jd (For possible action)

9. ET-20-400142 (UC-0789-16)-MFE INC:  
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow a proposed convenience store; 2) allow a proposed gasoline service station; 3) allow a proposed vehicle maintenance building (smog check); and 4) allow a proposed vehicle wash.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use; 4) reduce the separation for a proposed vehicle wash to a residential use; and 5) reduce the driveway separation.  
DESIGN REVIEWS for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle maintenance building (smog check); 4) proposed vehicle wash; and 5) proposed restaurant with drive-thru on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nr/jd (For possible action)
10. ET-20-400147 (UC-0581-14)-VENETO PARADISE LLC & VENETO PARADISE II LLC:  
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) resort condominiums with kitchens; and 2) increased building height.  
DESIGN REVIEW for resort condominium buildings on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Albert Avenue and the west side of Palos Verdes Street within Paradise. TS/bb/jd (For possible action)
11. ORD-20-900535: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a residential subdivision (Fort Apache and Mountains Edge) on 41.9 acres, generally located on the northwest corner of Fort Apache Road and Pyle Avenue within Enterprise. JJ/ab (For possible action)
12. ORD-20-900568: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with CFT Lands, LLC for a residential subdivision (Silverado Court VIII) on 15.0 acres, generally located east of La Cienega Street and north of Starr Avenue within Enterprise. MN/ab (For possible action)
13. ORD-20-900573: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a residential subdivision (Ford and El Camino) on 7.5 acres, generally located east and west of El Camino Road and south of Ford Avenue within Enterprise. JJ/ab (For possible action)
14. ORD-20-900578: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ASJ Companies, LLC for a mini-storage facility (Fort Apache and Huntington Cove) on 2.16 acres, generally located west of Fort Apache Road and south of Huntington Dove Parkway within Spring Valley. JJ/ab (For possible action)

#### **NON-ROUTINE ACTION ITEMS (15 - 30):**

These items will be considered separately.

15. WC-20-400138 (ZC-0275-07)-HD LAMB TWIST, LLC:  
WAIVER OF CONDITIONS of a zone change requiring no gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time on a portion of 1.2 acres in a C-1 (Local Business) Zone and C-1 (Local Business) (APZ-2) Zone. Generally located on the southeast corner of Lamb Boulevard and Lake Mead Boulevard within Sunrise Manor. WM/jt/jd (For possible action)

16. WS-20-0510-HD LAMB TWIST LLC & DAWSON, TERESA ANNE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a restaurant with drive-thru on a portion of 2.8 acres in a C-1 (Local Business) Zone and C-1 (Local Business) (APZ-2) Zone. Generally located on the southeast corner of Lamb Boulevard and Lake Mead Boulevard within Sunrise Manor. WM/jt/jd (For possible action)
17. ZC-20-0521-K & J'S EXCELLENT ADVENTURE, LLC:  
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to C-1 (Local Business) P-C (Planned Community Overlay District) Zone to C-1 (Local Business) P-C (Planned Community Overlay District) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative street landscaping; 2) increase wall height; 3) allow access on a local residential street; 4) reduce driveway departure distances from the intersection; and 5) modified driveway design standards.  
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

PC Action - Forwarded from 1/19 meeting

18. TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:  
TENTATIVE MAP for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

PC Action - Forwarded from 1/19 meeting

19. NZC-20-0477-COUNTY OF CLARK(AVIATION):  
AMENDED ZONE CHANGE to reclassify 18.8 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements in the right-of-way (no longer needed); 3) alternative driveway geometrics (no longer needed); and 4) reduce intersection off-set (a portion no longer needed).  
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

20. VS-20-0478-COUNTY OF CLARK(AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

21. TM-20-500165-COUNTY OF CLARK(AVIATION):  
TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)

PC Action - Approved

22. NZC-20-0486-CONDE, CRISTINA H. 1990 TRUST & CONDE, GEORGE A. TRS:  
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone and R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce trash enclosure setback from a residential development; 3) establish alternative yards for a residential lot; 4) reduce setbacks; 5) allow modified driveway design standards; and 6) allow modified street standards.  
DESIGN REVIEWS for the following: 1) office building; 2) single family residential development; and 3) increased finished grade. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise (description on file). MN/md/jd (For possible action)

PC Action - Approved

23. NZC-20-0487-LH VENTURES, LLC:  
ZONE CHANGE to reclassify 9.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive full off-site improvements (curb, gutter, sidewalk, and streetlights).  
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increased finished grade. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

24. VS-20-0488-LH VENTURES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Torino Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ja (For possible action)

PC Action - Approved

25. TM-20-500168-LH VENTURES, LLC:  
TENTATIVE MAP consisting of 44 residential lots on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/rk/jd (For possible action)

PC Action - Approved

26. NZC-20-0498-LH VENTURES, LLC:  
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade for a single family residential development on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Wigwam Avenue, 290 feet east of Montessouri Street within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

27. VS-20-0499-LH VENTURES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

28. TM-20-500175-LH VENTURES, LLC:  
TENTATIVE MAP consisting of 19 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Wigwam Avenue, 290 feet east of Montessouri Street within Enterprise. JJ/al/jd (For possible action)

PC Action - Approved

### **APPEAL**

29. UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC:  
APPEAL AMENDED USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce building height setbacks (no longer needed); 3) buffer wall (no longer needed); 4) reduce departure distance; and 5) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action)

PC Action - Approved

### **ORDINANCE – INTRODUCTION**

30. ORD-20-900340: Introduce an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. JJ/ab (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.