



**CLARK COUNTY PLANNING COMMISSION
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
7:00 PM, TUESDAY, FEBRUARY 16, 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 – 13 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 02/17/21 at 9:00 a.m., unless otherwise announced.

ITEMS 14 – 21 are non-routine public hearing items for possible action.

These items will be considered separately. Item 14 & items 18 through 21 will be forwarded to the Board of County Commissioners' meeting for final action on 03/17/21 at 9:00 a.m., unless otherwise announced.

ALL ITEMS 4 – 21 are final action, unless appealed or otherwise announced.

If appealed within five (5) working days, these items will be forwarded to the 03/17/21 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 attend the meeting virtually through Zoom, go to <https://clarkcountynv.gov/planningcommissionmeeting> and enter the Meeting ID: 943 9042 5580 and Passcode: 473881. To access by phone call 1-408-638-0968 once connected enter the Meeting ID and Passcode.

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 - 13):

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 02/17/21 at 9:00 a.m., unless otherwise announced.

4. ET-20-400170 (UC-0691-16)-CARL FAMILY TRUST & CARL ROBERT S. TRS:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/jvm/jd (For possible action)
5. 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)
6. 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)

7. UC-20-0596-SOUTHWEST MARKETPLACE STA, LLC:
USE PERMITS for the following: 1) reduce the separation of a proposed supper club to an existing residential use; and 2) reduce the separation from a proposed outside dining/drinking area to a residential use in conjunction with an existing shopping center on a 1.3 acre portion of 16.0 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Mesa Verde Lane and the east side of Rainbow Boulevard within Enterprise. MN/sd/jd (For possible action)
8. UC-20-0599-CAPSTONE CHRISTIAN ACADEMY:
USE PERMIT to allow a school in conjunction with an existing daycare facility on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Serene Avenue and Paradise Road within Paradise. MN/jor/jd (For possible action)
9. VS-20-0557-MEQ-BD & D II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)
10. VS-20-0583-GERBER FAMILY TRUST ETAL & GERBER, JASON MICHAEL TRS:
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/al/jd (For possible action)
11. VS-20-0585-WILLIAM LYON HOMES INC:
VACATE AND ABANDON easements of interest to Clark County located between Doobie Avenue and Neal Avenue, and between Placid Street and La Cienega Street within Enterprise (description on file). MN/jt/jd (For possible action)
12. VS-20-0605-SCHOOL BOARD OF TRUSTEES:
VACATE AND ABANDON a portion of a right-of-way located between Hacienda Avenue and Rawhide Street, and between Tamarus Street and Caliente Street within Paradise (description on file). JG/md/jd (For possible action)
13. WS-20-0591-MIGUEL, HECTOR & ELISA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative residential driveway geometrics.
DESIGN REVIEW for a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the southwest side of Knotty Pine Way, 130 feet north of Old Park Road within the Northwest County. RM/jt/ja (For possible action)

NON-ROUTINE ACTION ITEMS (14 - 21):

These items will be considered separately. Item 14 & items 18 through 21 will be forwarded to the Board of County Commissioners' meeting for final action on 03/17/21 at 9:00 a.m., unless otherwise announced.

14. UC-20-0493-5051 SLV, LLC:
HOLDOVER USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for non-standard improvements (landscaping) within the right-of-way.
DESIGN REVIEW for a resort hotel with all associated and accessory uses, structures and incidental buildings and structures on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)
15. UC-20-0595-ABRAHAM, MERCY M.:
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.
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between accessory structures 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/sd/jd (For possible action)
16. WS-20-0536-PRIME BUILDING & DEVELOPMENT, LLC:
HOLDOVER 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)
17. WS-20-0579-MBL SCHIRLLS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building on 0.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Schirlls Street, approximately 300 feet south of Reno Avenue within Paradise. MN/lm/jd (For possible action)
18. ZC-20-0603-OLYMPIA COMPANIES, LLC:
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.
USE PERMITS for the following: 1) single family residential development on individual compact lots; and 2) residential modified development standards.
DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)
19. VS-20-0604-SHCC 2018, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)

20. TM-20-500203-OLYMPIA COMPANIES, LLC:
TENTATIVE MAP consisting of 79 single family residential lots and common lots on 5.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jd (For possible action)
21. NZC-20-0600-MOHAMMADI, BEHZAD & ASHENAEL, MARYAM:
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVER OF DEVELOPMENT STANDARDS to waive landscaping.
DESIGN REVIEW for an off-highway vehicle, recreational vehicle, and watercraft storage facility in conjunction with an approved mini-warehouse facility in the CMA Design Overlay District. Generally located on the south side of Teco Avenue, 600 feet east of Jones Boulevard within Spring Valley (description on file). MN/al/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.