



**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, JUNE 2, 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 – 19 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 20 – 34 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](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.
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– 19):**

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-21-0156-BRANDO HOLDINGS, LLC:  
DESIGN REVIEWS for the following: 1) finished grade; and 2) cannabis retail store expansion on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action)
5. DR-21-0164-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 wall sign area; and 3) 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 Genting Boulevard within Winchester. TS/al/jd (For possible action)
6. DR-21-0175-PAEZ, LUIS ARANDA:  
DESIGN REVIEW for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. WM/jor/jo (For possible action)
7. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:  
HOLDOVER 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. ET-21-400053 (VS-19-0063)-MOTOR HOLDINGS, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/jgh/jo (For possible action)

9. ET-21-400032 (UC-19-0061)-MOTOR HOLDINGS, LLC:  
USE PERMIT FIRST EXTENSION OF TIME to review a cannabis establishment (cultivation facility) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/nr/jo (For possible action)
10. ET-21-400054 (UC-19-0076)-MOTOR HOLDINGS, LLC:  
USE PERMIT FIRST EXTENSION OF TIME to review a cannabis establishment (production facility) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/jgh/jo (For possible action)
11. ET-21-400059 (UC-19-0342)-STEELHEAD, GIL LLC:  
DESIGN REVIEW FIRST EXTENSION OF TIME to construct a bathroom building in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action)
12. ET-21-400060 (VS-18-1029)-CFT LANDS, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/lm/jo (For possible action)
13. UC-21-0132-UNIVERSITY BOARD OF REGENTS:  
USE PERMITS for the following: 1) allow a temporary commercial event (Boring Competition) on a property with no licensed business; and 2) extend the time limit for set-up and operational removal for a temporary commercial event.  
DESIGN REVIEW for a temporary commercial event on a portion of 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/lm/jo (For possible action)
14. VS-21-0161-CHAUDHRY, SOHAIL & HUMA S.:  
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/nr/jo (For possible action)
15. DR-21-0162-CHAUDHRY, SOHAIL & HUMA S.:  
DESIGN REVIEW for finished grade in conjunction with a future single family development on 2.5 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/nr/jo (For possible action)
16. 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)

17. WS-21-0158-DHC MANAGEMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.  
DESIGN REVIEW for reduced landscaping in conjunction with 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/jo (For possible action)
18. ZC-21-0167-WW & JJ CHOI, LLC:  
ZONE CHANGE to reclassify 0.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) tire sales and installation; and 2) reduced separation. Generally located on the west side of Decatur Boulevard, 170 feet north of Reno Avenue within Spring Valley (description on file). MN/nr/jo (For possible action)
19. ZC-21-0174-POST INDUSTRIAL, LLC:  
ZONE CHANGE to reclassify a 0.5 acre parcel from an M-D (Designed Manufacturing) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.  
USE PERMITS for the following: 1) medium manufacturing; 2) allow accessory structures not architecturally compatible; and 3) allow alternative design standards.  
DESIGN REVIEW for a metal building. Generally located on the north side of Post Road, 425 feet west of Cameron Street within Paradise (description on file). MN/sd/jo (For possible action)

#### **NON-ROUTINE ACTION ITEMS (20 - 34):**

These items will be considered separately.

20. AG-21-900157: Receive a report on the Clark County Stadium District Plan, and direct staff accordingly. (For possible action)
21. AG-21-900225: Receive a report on the Transform Clark County Title 30 Assessment for the Development Code Rewrite, and direct staff accordingly. (For possible action)
22. UC-20-0338-SANG, TJIE GIOK:  
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; 3) departure distance; and 4) increased signage (previously not notified).  
DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)
23. UC-21-0160-HARMON CURTIS:  
USE PERMITS for the following: 1) allow an accessory building (storage containers) not architecturally compatible with a principal building; 2) allow alternative design standards for accessory structures (storage containers); and 3) waive design standards.  
WAIVER OF DEVELOPMENT STANDARDS to increase block wall height.  
DESIGN REVIEW for finished grade in conjunction with an existing single family residence on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Emerson Avenue, 300 feet west of Mojave Road within Paradise. TS/sd/jo (For possible action)

24. WC-21-400058 (UC-19-0594)-BLAKE, DONN I. & MARY E. REV TR & FLEMING, STEPHEN NEVADA TRUST:  
 WAIVERS OF CONDITIONS of a use permit for the following: 1) 6 months to remove the watchman's manufactured home from the site; and 2) 1 year to remove landscaping and structures within the right-of-way in conjunction with a previously approved existing watchman's manufactured home and existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. JJ/md/jd (For possible action)
25. 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)
26. 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)
27. 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)
28. NZC-21-0037-COUNTY OF CLARK (AVIATION):  
 ZONE CHANGE to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.  
 DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved  
 Waiver of Development Standards #1c was Denied

29. NZC-21-0101-2567 E. WASHBURN RD., LLC:  
 ZONE CHANGE to reclassify 12.6 acres from a C-P (Office and Professional) (AE-60 & AE-65) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone.  
 WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.  
 DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade. Generally located on the west side of Dean Martin Drive and the north side of Robindale Road within Enterprise (description on file). MN/jt/jd (For possible action)

PC Action - Approved

30. VS-21-0102-2567 E. WASHBURN RD., LLC, ET AL:  
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, and portions of a rights-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jt/jd (For possible action)

PC Action - Approved

31. TM-21-500026-2567 E. WASHBURN RD., LLC:  
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 12.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the west side of Dean Martin Drive and the north side of Robindale Road within Enterprise. MN/jt/jd (For possible action)

PC Action - Approved

32. NZC-21-0128-HKM NEVADA PROPERTIES:  
ZONE CHANGE to reclassify 12.2 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.  
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/al/jd (For possible action)

PC Action - Approved

33. VS-21-0127-HKM NEVADA PROPERTIES:  
VACATE AND ABANDON a portion of a right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/al/jd (For possible action)

PC Action - Approved

### **ORDINANCES – INTRODUCTION**

34. ORD-21-900256: Introduce 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 August 19, 2020, March 17, 2021, April 7, 2021, and April 21, 2021, and in Assessor's Books 140, 163, and 176. (For possible action)

### **PUBLIC COMMENTS:**

Comments by the General Public regarding any items not listed on the agenda as posted. 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.