



**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, JULY 21, 2021**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. 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 89106, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 25 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 26 – 43 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. 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.
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 – 25):

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-21-0260-USA & COUNTY OF CLARK (PK & COMM) LEASE:
DESIGN REVIEWS for the following: 1) special events area including an outdoor stage; office and maintenance building; parking lot; and an accessory structure (box office/ticketing structure); 2) lighting; and 3) signage on 12.0 acres of a 70.0 acre site in conjunction with an existing public park (Desert Breeze Park) in a P-F (Public Facilities) Zone. Generally located on the east side of Durango Drive and the south side of Twain Avenue (alignment) within Spring Valley. JJ/md/jo (For possible action)
5. DR-21-0267-CAREY-LAMONT PROPERTIES, LLC:
DESIGN REVIEW for finished grade in conjunction with a future industrial development on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jo (For possible action)
6. ET-21-400088 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEW FIRST EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/sd/jo (For possible action)
7. ET-21-400092 (UC-17-0480)-PLEASANT VIEW PARTNERS, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/jgh/jo (For possible action)
8. ET-21-400094 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
VACATE AND ABANDON SECOND EXTENSION OF TIME for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action)

9. ET-21-400095 (WS-19-0185)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and 2) modified street standards.
DESIGN REVIEW for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/sd/jo (For possible action)
10. TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
TENTATIVE MAP for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/jgh/jd (For possible action)
11. UC-21-0259-REXIUS, RICK D. & ROCHELLE:
USE PERMITS for the following: 1) horse riding/rental stables; 2) reduce lot area for a horse riding/rental stables; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.
WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height.
DESIGN REVIEW for a residential boarding facility and horse riding/rental stables in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/md/jo (For possible action)
12. UC-21-0274-SUMMERLIN 43, LLC:
USE PERMIT for modified development standards.
VARIANCE to allow townhomes in an R-4 (Multiple Family District) Zone in conjunction with a previously approved multi-plex development on 2.6 acres within the Summerlin South Master Planned Community. Generally located on the south side of Charleston Boulevard and the west side of Plaza Centre Drive within Summerlin South. JJ/jvm/jo (For possible action)
13. VS-21-0268-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/jgh/jd (For possible action)
14. VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action)
15. WC-21-400091 (ZC-0606-01)-JONES 215, LLC:
WAIVER OF CONDITIONS of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from an R-E (Rural Estates Residential) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise (description on file). MN/md/jo (For possible action)

16. UC-21-0261-JONES 215, LLC:
USE PERMIT for a vehicle repair facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate cross access; 3) modified CMA Design Overlay District Standards; 4) eliminate the requirement for pedestrian walkways; 5) increase wall height; and 6) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) vehicle maintenance facility; 2) parking lot; and 3) finished grade on 4.5 acres of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/md/jo (For possible action)
17. WS-21-0251-VIKING ROAD, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)
18. TM-21-500066-VIKING ROAD, LLC:
HOLDOVER TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)
19. ZC-21-0257-HUGHES HOWARD PROPERTIES, INC:
ZONE CHANGE to establish the development plan and reclassify 216.4 acres from an R-U (Rural Open Land) and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a proposed single family residential development for Summerlin Village 17A.
USE PERMIT to establish modified development standards within the Summerlin South Village 17A. Generally located on the west side of Town Center Drive and on the north and south sides of Tropicana Avenue (alignment) within Summerlin South (description on file). JJ/jor/jd (For possible action)
20. TM-21-500073-HUGHES HOWARD PROPERTIES, INC:
TENTATIVE MAP consisting of 6 residential lots and 35 common lots on 216.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone. Generally located on the west side of Town Center Drive and on the north and south sides of Tropicana Avenue (alignment) within Summerlin South. JJ/jor/jd (For possible action)
21. ZC-21-0262-DONEL DEVELOPMENT, LLC:
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/warehouse building; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the south side of Meranto Avenue (alignment), 660 feet west of Hinson Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)
22. AG-21-900033: Authorize the chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Clark County Trail Map - Las Vegas Valley, and direct staff accordingly. (For possible action)

- 23. ORD-21-900302: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Blue Diamond Industrial Venture, LLC for a warehouse (Becknell Blue Diamond) on 13.75 acres, generally located west of Lindell Road between Blue Diamond Road and Ford Avenue within Enterprise. JJ/ab (For possible action)
- 24. ORD-21-900335: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II Inc, Gameday LLC, and Mountain West Associates LLC for the Highlands Ranch residential subdivisions on 268.3 acres generally located south of Pyle Avenue, north of Cactus Avenue, east of Jones Boulevard, and west of Decatur Boulevard within Enterprise. JJ/sr (For possible action)
- 25. ORD-21-900341: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Roohani Ramak for a residential subdivision (Duneville and Oleta) on 4.1 acres, generally located east and west of Duneville Street and north of Oleta Avenue within Enterprise. JJ/ab (For possible action)

NON-ROUTINE ACTION ITEMS (26 – 43):

These items will be considered separately.

- 26. AG-21-900348: Receive a report on the Draft Master Plan for Transform Clark County, and direct staff accordingly. (For possible action)
- 27. UC-20-0493-5051 SLV, LLC:
 HOLDOVER AMENDED 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.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics (previously not notified).
 DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade (previously not notified) 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)

PC Action - Pending

- 28. UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:
 USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.
 DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)

29. VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/jvm/jd (For possible action)
30. WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce the throat depth to a call box.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)
31. NZC-21-0199-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 16.5 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

32. VS-21-0093-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action)

PC Action - Approved

33. NZC-21-0203-SCHIRLLS, LLC:
ZONE CHANGE to reclassify 22.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (RNP-I) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

34. VS-21-0202-SCHIRLLS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Arville Street and Schuster Street; and portions of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street and a portion of Schirlls Street located between Haleh Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

35. TM-21-500050-SCHIRLLS LLC:
TENTATIVE MAP consisting of 173 residential lots and common lots on 22.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)

PC Action - Approved

36. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:
ZONE CHANGE to reclassify 16.1 acres from an R-E (Rural Estates Residential) Zone and a C-P (Office and Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

37. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Edmond Street and Decatur Boulevard; and a portion of a right-of-way being Hauck Street located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

PC Action - Approved

38. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:
TENTATIVE MAP consisting of 118 residential lots and common lots on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/al/jd (For possible action)

PC Action - Approved

APPEAL

39. 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

ORDINANCES – INTRODUCTION

40. ORD-21-900346: Introduce an ordinance to consider adoption of a Development Agreement with Pushing 30, LLC for a residential subdivision (Waterstone at Tomsik and Wigwam) on 4.1 acres, generally located on the southwest corner of Camero Avenue and Tomsik Street within Enterprise. JJ/ab (For possible action)

41. ORD-21-900350: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a residential subdivision (Buffalo Windmill Unit 2) on 5.0 acres, generally located north of Windmill Lane and east of Buffalo Drive within Enterprise. MN/ab (For possible action)
42. ORD-21-900356: Introduce an ordinance to consider adoption of a Development Agreement with Thomson Management Group NV, LP for a mini-warehouse facility (Dollar Self Storage) on 3.6 acres, generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/ab (For possible action)
43. ORD-21-900378: Introduce an ordinance to consider adoption of a Development Agreement with MFE, INC. for a retail development (Cactus/Jones Circle K) on 1.5 acres, generally located west of Jones Boulevard and south of Cactus Avenue within Enterprise. JJ/ab (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.