



**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, AUGUST 4, 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 – 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 – 26 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 – 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-21-0299-LH VENTURES, LLC:
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development 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/md/ja (For possible action)
5. ET-21-400098 (VS-19-0306)-GREYSTONE NEVADA, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/sd/jo (For possible action)
6. UC-21-0302-USA:
USE PERMITS for the following: 1) electrical substation; 2) increase the height of utility structures; 3) an overhead power transmission line; 4) waive landscaping and screening requirements; 5) eliminate trash enclosure; and 6) allow signage in conjunction with the proposed electric generating station. WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) public utility structures; 2) an electrical substation; and 3) maintenance building and all ancillary structures and facilities on 1,801.5 acres in an R-U (Rural Open Land) Zone. Generally located on the east and west sides of SR 160 and the north side of Tecopa Springs Road (alignment) within the South County Planning Area. JJ/md/jo (For possible action)
7. WS-21-0281-PRECEDENT PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 3.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action)
8. TM-21-500086-PRECEDENT PROPERTIES, LLC:
TENTATIVE MAP consisting of 6 residential lots and common lots on 3.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Park Street and the north side of Craig Road within Lone Mountain. RM/rk/jo (For possible action)

9. CP-21-900382: 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)
10. CP-21-900394: Direct staff to process an amendment to the Transportation Element of the Clark County Comprehensive Master Plan (Maps 1.3, 7, 10, and 16), and refer the amendment to the Planning Commission for a public hearing. (For possible action)
11. ORD-21-900346: Conduct a public hearing on 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)
12. ORD-21-900350: Conduct a public hearing on 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)
13. ORD-21-900356: Conduct a public hearing on 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)
14. ORD-21-900378: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (15 - 26):

These items will be considered separately.

15. 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 - Forward from 08/03/21 meeting

16. UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:
HOLDOVER 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)
17. UC-21-0280-GYPSUM RESOURCES I, LLC:
USE PERMIT for a single family residential planned unit development.
DESIGN REVIEWS for the following: 1) single family residential planned unit development; and 2) finished grade on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)
18. TM-21-500083-GYPSUM RESOURCES I, LLC:
TENTATIVE MAP consisting of 280 residential lots and common lots on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)
19. WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot sizes; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified gate geometrics.
DESIGN REVIEWS for the following: 1) finished grade (no longer needed); and 2) a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action)
20. WS-21-0243-S. VALLEY VIEW TWAIN, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase sign height; and 2) animated signs.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an existing commercial complex on a portion of 1.0 acre where the overall complex is 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive and the west side of Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action)
21. NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 13.7 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) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/jt/jd (For possible action)

PC Action - Approved

22. VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action)

PC Action - Approved

REVOCATION

23. RC-21-400101 (UC-0249-17)-RAMM CORP.:
REVOCATION OF USE PERMITS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); and 3) waive applicable design standards for accessory structures (storage container and trailers).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping adjacent to a less intensive use; 2) parking lot landscaping; 3) required trash enclosure; and 4) required paving and striping.
DESIGN REVIEWS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); 3) accessory structures (storage container and trailers); and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on 100.2 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/sr/ja (For possible action)

APPEAL

24. 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

25. ORD-21-900293: Introduce an ordinance to consider adoption of a Development Agreement with MEQ – B&D, LLC for a shopping center (Blue Diamond and Durango North Commercial) on 3.8 acres, generally located east of Durango Drive and north of Blue Diamond Road within Enterprise. JJ/ab (For possible action)
26. ORD-21-900372: Introduce an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc. for a residential subdivision (Silverleaf 2 @ Starr and Placid) on 4.6 acres, generally located south of Starr Avenue and west of Placid Street within Enterprise. MN/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.