



**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 17, 2022**

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 – 24 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 25 – 38 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 up to 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 – 24):**

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-22-0367-LV-PCPS, LLC & LV-AM, LLC:  
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan; 2) increase the number of animated signs; and 3) increase the area of animated signs for a resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/md/tk (For possible action)
5. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:  
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.  
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.  
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)
6. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:  
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

7. ET-22-400080 (UC-19-0696)-MCCRAY, JAMES & DELOIS:  
USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.  
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.  
Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action)
8. ET-22-400081 (WS-20-0176)-MCCRAY, JAMES & DELOIS:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXENSION OF TIME for the following: 1) reduce the height/setback ratio requirement adjacent to an existing single family residence; and 2) alternative landscaping adjacent to a less intensive use (single family residence).  
DESIGN REVIEW for a place of worship on 1.2 acres in an R-E (Rural Estates Residential) Zone.  
Generally located on the north side of Wigwam Avenue, 600 feet west of Eastern Avenue within Paradise. MN/hw/tk (For possible action)
9. ET-22-400088 (VS-20-0090)-YORK RANCH, LLC:  
FIRST EXTENSION OF TIME TO VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/sr/tk (For possible action)
10. ET-22-400089 (VS-19-0873)-TRI POINTE HOMES NEVADA, INC.:  
FIRST EXTENSION OF TIME TO VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/tk (For possible action)
11. VS-22-0411-S G VEGAS OWNER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Audrie Street (alignment), and between Harmon Avenue and Tropicana Avenue within Paradise (description on file). JG/lm/jo (For possible action)
12. UC-22-0410-S G VEGAS OWNER, LLC:  
USE PERMITS for the following: 1) retail; 2) restaurants; 3) on-premises consumption of alcohol (supper club and service bar); and 4) live entertainment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) alternative landscaping; 3) non-standard improvements; and 4) reduced parking.  
DESIGN REVIEWS for the following: 1) shopping center; and 2) alternative parking lot landscaping on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)
13. TM-22-500143-S G VEGAS OWNER, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 10.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and 330 feet south of Harmon Avenue within Paradise. JG/lm/jo (For possible action)
14. WS-22-0374-GLUSMAN FAMILY LP:  
WAIVER OF DEVELOPMENT STANDARDS to increase the number of animated signs.  
DESIGN REVIEWS for the following: 1) a freestanding sign with animation; and 2) increased animated sign area in conjunction with an existing restaurant on 1.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive, 440 feet west of Paradise Road within Winchester. TS/al/tk (For possible action)

15. ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:  
HOLDOVER ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures.  
DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District. Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (For possible action)
16. ZC-22-0363-HUGHES HOWARD COMPANY, LLC:  
ZONE CHANGE to reclassify 57.8 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone.  
DESIGN REVIEW for a single family residential development within the Summerlin Master Planned Community. Generally located 1,350 feet south of Summit Club Drive, 4,700 feet west of Town Center Drive within Summerlin South (description on file). JJ/rk/jo (For possible action)
17. TM-22-500118-HUGHES HOWARD COMPANY, LLC:  
TENTATIVE MAP consisting of 28 residential lots and common lots on 57.8 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within the Summerlin Master Planned Community. Generally located 1,350 feet south of Summit Club Drive, 4,700 feet west of Town Center Drive within Summerlin South. JJ/rk/jo (For possible action)
18. NZC-22-0317-LEBARON INDUSTRIAL 87, LLC:  
ZONE CHANGE to reclassify 18.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street width; and 3) street dedication.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the west side of Dean Martin Drive and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

19. VS-22-0318-LEBARON INDUSTRIAL 87, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Jo Rae Avenue located between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Le Baron Avenue located between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Pyle Avenue located between Dean Martin Drive and Polaris Avenue, and a portion of right-of-way being Dean Martin Drive located between Pyle Avenue and Le Baron Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

20. TM-22-500106-LEBARON INDUSTRIAL 87, LLC:  
TENTATIVE MAP consisting of 70 single family residential lots and common lots on 18.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Dean Martin Drive and the north side of Pyle Avenue within Enterprise. JJ/rk/jo (For possible action)

PC Action - Approved

21. NZC-22-0324-GUNN DOREEN FAMILY TRUST & GUNN DOREEN & JAMES TRS:  
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
DESIGN REVIEW for a retail building (coffee shop) with drive-thru service. Generally located on the south side of Cactus Avenue, 250 feet west of Dean Martin Drive within Enterprise (description on file). JJ/rk/tk (For possible action)

PC Action - Approved

22. ORD-22-900331: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Robindale & Associates LLC for a mini-warehouse facility (Robindale & Canyon Rain) on 3.1 acres, generally located north of Robindale Road and west of Canyon Rain Street within Enterprise. MN/dd (For possible action)
23. ORD-22-900436: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single family residential development (Valley View & Frias) on 21.0 acres, generally located east of Valley View Boulevard and north of Frias Avenue within Enterprise. JJ/dd (For possible action)
24. ORD-22-900478: Conduct a public hearing on 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 May 18, 2022, June 8, 2022, June 22, 2022 and in Assessor's Book 176. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (25 – 38):**

These items will be considered separately.

25. ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:  
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.  
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.  
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
26. UC-22-0319-MAVERIK, INC.:  
HOLDOVER USE PERMIT to reduce separations to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.  
DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action)

27. UC-22-0377-KETHER, LLC:  
USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.  
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)
28. WS-22-0147-LV JUDSON, LP:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)
29. WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.  
DESIGN REVIEWS for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action)
30. ZC-22-0368-ZANCHI, GIACOMO J. & YOLANDA TR & ZANCHI, GIACOMO J. & YOLANDA TRS:  
ZONE CHANGE to reclassify 1.1 acres from a C-2 (General Commercial) Zone to a C-1 (Local Business) Zone.  
USE PERMITS for the following: 1) mini-warehouse facility; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) access a local street; and 3) modified commercial driveway standards.  
DESIGN REVIEW for a mini-warehouse with off-highway vehicle, recreational vehicle, and watercraft storage facility on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive and the south side of Rochelle Avenue within Spring Valley (description on file). MN/lm/jo (For possible action)
31. ZC-22-0375-ZOO LANDERS, LLC:  
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping. Generally located on the northwest corner of Jones Boulevard and Ponderosa Way within Spring Valley (description on file). MN/al/ja (For possible action)

32. ZC-22-0384-POLLUX POLARIS FF 399, LLC:  
ZONE CHANGE to reclassify 5.2 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduced parking; 3) reduced throat depth; and 4) reduced driveway departure distance.  
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Desert Inn Road and Polaris Avenue within Paradise (description on file). JJ/gc/tk (For possible action)
33. NZC-22-0254-VAN 86 HOLDINGS TRUST:  
ZONE CHANGE to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.  
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Denied

34. VS-22-0255-VAN 86 HOLDINGS TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Denied

35. TM-22-500087-VAN 86 HOLDINGS TRUST:  
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

PC Action - Denied

### **APPEALS**

36. AG-22-900467: Consider an appeal of the Zoning Administrator's decision finding that the applicable land use applications at 3615 Spring Mountain Road for a cannabis cultivation and production establishment have expired. JJ/sr (For possible action)
37. AG-22-900468: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 7870 Nookfield Drive within Spring Valley, and direct staff accordingly. JJ/sr (For possible action)

### **ORDINANCE – INTRODUCTION**

38. ORD-22-900510: Introduce an ordinance to amend the Planning Area Amendment and Zone Boundary Amendment processes and other related requirements in Title 30, and direct staff accordingly. (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.