



**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 21, 2024**

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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 Nicole Razo 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 – 40 are non-routine public hearing items for possible action.

These items will be considered separately.

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 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. 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. SDR-24-0331-LV DECATUR FRIAS, LLC
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved multi-family residential development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action)
5. WS-24-0330-LV DECATUR FRIAS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increased lighting brightness.
DESIGN REVIEW for proposed lighting in conjunction with a multi-family development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action)
6. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
7. DR-24-0335-BCORE PARADISE, LLC:
DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
8. ET-24-400077 (UC-22-0319)-MAVERIK INC:
USE PERMIT FIRST EXTENSION OF TIME 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 CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action)

9. ET-24-400081 (ZC-22-0302) SLOAN 20, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce landscaping.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse complex; and 2) finished grade in an IP (Industrial Park) Zone. Generally located on the east side of Garza Street (alignment) and the northwest side of I-15, 3,500 feet south of Sloan Road within South County. JJ/my/syp (For possible action)
10. UC-24-0323-DUONGTRAN LLC:
USE PERMIT for a banquet facility in conjunction with an existing commercial complex on a portion of 7.79 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 550 feet east of Tenaya Way within Spring Valley. JJ/rp/syp (For possible action)
11. PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action)

PC Action - Adopted
12. ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action)

PC Action - Approved
13. ZC-24-0317-SARAPUCHIELLO JOHN J TRUST & SARAPUCHIELLO JOHN J TRS:
ZONE CHANGE to reclassify 0.64 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/rk (For possible action)
14. ZC-24-0327-USA:
ZONE CHANGE to reclassify a 3.13 acre portion of 78.24 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northwest side of the Union Pacific Railroad right-of-way, approximately 1,000 feet west of I-15 within the Northeast County (description on file). MK/hw (For possible action)
15. UC-24-0328-USA:
USE PERMIT for public utility structures and associated equipment.
DESIGN REVIEW for public utility structures with all ancillary and accessory structures in conjunction with a proposed wastewater lift station on a 3.13 acre portion of 78.24 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northwest side of the Union Pacific Railroad right-of-way, approximately 1,000 feet west of I-15 within the Northeast County. MK/hw/syp (For possible action)
16. ORD-24-900263: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 2.5 acres, generally located east of Mohawk Street and south of Oleta Avenue within Enterprise. JJ/lg (For possible action)

17. ORD-24-900276: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, & ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres, generally located west of Valley View Boulevard and south of Richmar Avenue within Enterprise. JJ/lg (For possible action)
18. ORD-24-900294: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a commercial development on 5.0 acres, generally located west of Buffalo Drive and south of Eldorado Lane within Spring Valley. MN/lg (For possible action)
19. ORD-24-900398: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 3, 2024, April 17, 2024, and May 8, 2024, and in Assessor's Book 163. (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 40):

These items will be considered separately.

20. VS-23-0860-DIAMOND STARR HILLS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)
21. UC-23-0859-DIAMOND STARR HILLS, LLC:
USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; 2) allow modified driveway standards; 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)
22. TM-23-500181-DIAMOND STARR HILLS, LLC:
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue and 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)
23. VS-24-0245-SILVER MEADOW PROPERTIES, LLC:
VACATE AND ABANDON a portion of right-of-way being Moapa Valley Boulevard located between Whipple Avenue and Hardy Avenue, and a portion of a right-of-way being Whipple Avenue located between Moapa Valley Boulevard and Paiute Street (alignment) within Moapa Valley (description on file). MK/lm/syp (For possible action)

24. UC-23-0913-SILVER MEADOW PROPERTIES, LLC:
USE PERMITS for the following: 1) reduce separation from a gasoline station to a residential use; 2) reduce separation from a convenience store to a residential use; 3) reduce separation from a vehicle wash to a residential use; and 4) allow vehicle wash service bay doors to face a street (Whipple Avenue).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative street landscaping (Whipple Avenue); 3) reduce landscape buffer adjacent to less intensive use; 4) exterior colors; 5) allow a talk box to face a residential development; 6) allow alternative signage; and 7) reduce throat depth.
DESIGN REVIEWS for the following: 1) convenience store and gasoline station with vehicle wash; 2) alternative parking lot landscaping; 3) signage; 4) lighting; and 5) finished grade on 2.6 acres in a C-2 (General Commercial) Zone within the Moapa Valley Overlay District. Generally located on the east side of Moapa Valley Boulevard and the south side of Whipple Avenue within Moapa Valley.
MK/lm/syp (For possible action)
25. VS-24-0321-SPENCER RA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and between Spencer Street and Bruce Street within Paradise (description on file).
TS/bb/syp (For possible action)
26. WS-24-0320-SPENCER RA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) lighting plan; and 2) retail building and gas station on a 1.43 acre portion of a 4.12 acre site within an existing commercial development in a CG (Commercial General) Zone. Generally located on the south side of Flamingo Road and the east side of Spencer Street within Paradise. TS/bb/syp (For possible action)
27. WS-24-0199-YU RENTON D & SOO YOUNG:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.
DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action)
28. WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)
29. PA-24-700008-RCIP, LLC SERIES X:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action)

PC Action - Adopted

30. ZC-24-0217-RCIP, LLC SERIES X:
ZONE CHANGE to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)

PC Action - Approved

31. WS-24-0218-RCIP, LLC SERIES X:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening standards; and 4) reduce open space. DESIGN REVIEW for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action)

PC Action - Approved

32. PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

33. ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action)

PC Action - Approved

34. VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action)

PC Action - Approved

35. PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with modified development standards on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

PC Action - Approved

36. TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

PC Action - Approved

APPEALS

37. AC-24-900467: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 4371 Chirr Lane within Paradise, and direct staff accordingly. TS/sr (For possible action)

ZA Action - Denied

38. AC-24-900486: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 1947 Rawhide Street within Paradise, and direct staff accordingly. JG/ja (For possible action)

ZA Action - Denied

ORDINANCES – INTRODUCTION

39. ORD-24-900325 Introduce an ordinance to consider adoption of a Development Agreement with LJC Properties, LLC for a single-family residential development on 4.90 acres, generally located on the east of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/dw (For possible action)
40. ORD-24-900429: Introduce an ordinance to amend Title 30 to updated various land use requirements and procedures and make corrections and clarifications as appropriate, 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.