



**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, APRIL 5, 2023**

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 – 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 – 25 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. AR-23-400005 (UC-21-0439)-EBRE, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road and 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jgh/syp (For possible action)
5. ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
6. ET-23-400015 (NZC-19-0881)-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMIT to reduce the separation from a vehicle maintenance facility to a residential use.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail building; and 3) vehicle maintenance facility. Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise (description on file). JJ/jud/syp (For possible action)
7. UC-23-0057-PARBALL NEWCO LLC:
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).
DEVIATIONS for the following: 1) increase building height; 2) encroachment into airspace; and 3) all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: 1) pedestrian bridge; and 2) modifications to an existing resort hotel (Horseshoe) including back of house area, exterior, and site improvements on a portion of 54.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the east side of Las Vegas Boulevard South within Paradise. JG/md/syp (For possible action)

8. UC-23-0058-CASINO ROYALE:
USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow retail uses not within a permanent enclosed building; 2) allow an accessory use not accessed through the interior of a resort hotel; 3) reduced parking; and 4) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) an outdoor sales structure/booth; 2) shade canopies; and 3) signage in conjunction with an existing resort hotel (Casino Royale) on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,800 feet south of Sands Avenue within Paradise. TS/rk/syp (For possible action)

9. UC-23-0066-ELLIS FLORENCE TRUST & HILLCREST INVESTMENTS LTD:
USE PERMIT for a recreational facility (off-roading experience trails only) on a portion of 88.8 acres in an R-U (Rural Open Land) Zone. Generally located 1,900 feet east of Kingston Road and 1.5 miles northeast of Quartz Avenue within Sandy Valley. JJ/bb/syp (For possible action)

10. PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action)

PC Action - Adopted

11. ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:
ZONE CHANGE to reclassify 1.4 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.
USE PERMIT to reduce separation from outside dining to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a commercial center (restaurants) with drive-thru services and outside dining areas. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise (description on file). JJ/rk/syp (For possible action)

PC Action - Approved

12. TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:
TENTATIVE MAP for a commercial subdivision on 1.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/rk/syp (For possible action)

PC Action - Approved

13. ZC-23-0049-COUNTY OF CLARK (PK & COMM SERV):
ZONE CHANGE to reclassify 8.0 acres from a C-2 (General Commercial) (AE-60 & AE-65) Zone, a C-P (Office and Professional) (AE-60) Zone, and an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone to a P-F (Public Facility) (AE-60 & AE-65) Zone for an existing park. Generally located on the southeast corner of Russell Road and Surrey Street within Paradise (description on file). JG/mc/syp (For possible action)

14. NZC-22-0592-4350 NELLIS BLVD, LLC:
HOLDOVER AMENDED ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) proposed distribution center; and 2) alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

15. VS-22-0593-4350 NELLIS BLVD, LLC:
HOLDOVER AMENDED VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

16. ORD-22-900371: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Torino LLC for a single family residential development on 1.4 acres, generally located south of Blue Diamond Road and east of Decatur Boulevard within Enterprise. JJ/dd (For possible action)

17. ORD-23-900030: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Jones Boulevard Partners, LLC for the expansion of a distribution facility on 26.6 acres, generally located north of Wigwam Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)

18. ORD-23-900038: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with I20 LLC & I20 @ Rainbow LLC for an industrial complex on 15.0 acres, generally located south of Levi Avenue and east of Rainbow Boulevard within Enterprise. JJ/dd (For possible action)

19. ORD-23-900080: 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 December 7, 2022, December 21, 2022, January 4, 2023 and January 18, 2023. (For possible action)

NON-ROUTINE ACTION ITEMS (20 - 25):

These items will be considered separately.

20. 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. 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)

21. 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. 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)

22. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduce parking; 4) reduce throat depth; and 5) reduce departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise (description on file). MN/sd/jo (For possible action)

23. ZC-23-0045-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:
ZONE CHANGE to reclassify 19.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT to allow loading spaces to not be screened from a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall/fence height; 2) permit alternative street landscaping; and 3) reduced driveway throat depth.
DESIGN REVIEWS for the following: 1) a distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northeast corner of Rainbow Boulevard and Richmar Avenue within Enterprise (description on file). JJ/al/syp (For possible action)

24. VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC: VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Rainbow Boulevard and Redwood Street; and portions of rights-of-way being a portion of Rainbow Boulevard located between Serene Avenue and Richmar Avenue and a portion of Richmar Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/al/syp (For possible action)

AGENDA ITEM

25. AG-23-900105: Discuss temporary commercial events for properties within the Stadium District, 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.