



**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, MAY 3, 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 – 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 – 39 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 – 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. AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: 1) heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/jgh/ja (For possible action)
5. ET-23-400022 (UC-20-0511)-ORTON RYAN & KELLY:
USE PERMIT FIRST EXTENSION OF TIME to increase the size of an accessory apartment in conjunction with a single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an access gate; and 2) modified residential driveway design standards on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Tropical Parkway, 150 feet east of Campbell Road within Lone Mountain. RM/dd/ja (For possible action)
6. VS-23-0101-HAND PROPERTY HOLDING COMPANY:
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive between Cactus Avenue (alignment) and Erie Avenue (alignment); and a portion of right-of-way being Cactus Avenue (alignment) between Buffalo Drive and Durango Drive (alignment) within Enterprise (description on file). JJ/jud/ja (For possible action)
7. WC-23-400021 (ZC-2144-04)-FUSION GROUP NEVADA, LLC:
WAIVER OF CONDITIONS of a zone change requiring landscape plans on file on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action)
8. VS-23-0096-FUSION GROUP NEVADA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Helm Drive and Pama Lane, and between Spencer Street and Surrey Street; and a portion of right-of-way being Helm Drive located between Spencer Street and Surrey Street within Paradise (description on file). JG/rk/syp (For possible action)
9. DR-23-0095-FUSION GROUP NEVADA, LLC:
DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) finished grade on 0.9 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Helm Drive, 530 feet east of Spencer Street within Paradise. JG/rk/syp (For possible action)

10. WS-23-0108-SG VEGAS OWNER LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase the number of projecting signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing shopping center on a 1.8 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,332 feet north of Tropicana Avenue within Paradise. JG/hw/syp (For possible action)
11. WS-23-0124-BEEDLE NV PROPERTY, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into airspace (no longer needed); 2) waive detached sidewalks; and 3) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)
12. TM-23-500025-BEEDLE NV PROPERTY, LLC:
TENTATIVE MAP for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)
13. ZC-23-0104-BEEDIE NV PROPERTY, LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive cross access requirements; 2) reduce throat depth; and 3) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)
14. VS-23-0105-BEEDIE NV PROPERTY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Post Road (alignment) and Sunset Road, and between Pioneer Way (alignment) and Tenaya Way; and a portion of a right-of-way being Pioneer Way located between Post Road (alignment) and Sunset Road within Spring Valley (description on file). MN/gc/syp (For possible action)
15. TM-23-500020-BEEDIE NV PROPERTY, LLC:
TENTATIVE MAP for an industrial subdivision on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley. MN/gc/syp (For possible action)
16. ZC-23-0122-PN II, INC.
ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMIT for a Planned Unit Development (PUD).
WAIVER OF DEVELOPMENT STANDARDS to reduce right-of-way width dedication.
DESIGN REVIEWS for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley (description on file). MN/jor/syp (For possible action)

17. VS-23-0123-PN II, INC.:
VACATE AND ABANDON a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road; and a portion of right-of-way being Tomsik Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jor/syp (For possible action)
18. TM-23-500024-PN II, INC:
TENTATIVE MAP consisting of 95 lots and 6 common lots on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action)
19. ORD-23-900045: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single family residential development on 2.7 acres, generally located south of Serene Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)
20. ORD-23-900060: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with GS-OI South Las Vegas Boulevard Owner LLC for a multiple family residential development on 15.1 acres, generally located south of Chartan Avenue and east of Las Vegas Boulevard within Enterprise. MN/dd (For possible action)
21. ORD-23-900076: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PSIF EBS Rainbow LLC for a distribution/warehouse complex on 14.8 acres, generally located south of Richmar Avenue and east of Rainbow Boulevard within Enterprise. JJ/dd (For possible action)
22. ORD-23-900122: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Storage Brothers, LLC & Sierra Ridge Storage, LLC for a commercial development on 2.1 acres, generally located east of Southern Highlands Parkway and north of Dancing Winds Place (alignment) within Enterprise. JJ/dd (For possible action)
23. ORD-23-900131: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Myers Warehouse LLC for an industrial development on 5.0 acres, generally located south of Arby Avenue and east of Myers Street within Spring Valley. MN/dd (For possible action)
24. ORD-23-900135: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Sunset and Durango Partners, LLC & Sunset and Durango Partners Phase 2, LLC for a recreational/commercial development on 9.7 acres, generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (25 - 39):

These items will be considered separately.

25. UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:
USE PERMIT for a monorail.
DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District. Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action)
26. UC-23-0128-5051 SLV, LLC:
USE PERMITS for the following: 1) primary means of access to accessory use (dayclub/pool) from the exterior of the resort; and 2) deviations from development standards.
DEVIATIONS for the following: 1) reduce setback; and 2) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback for freestanding sign; and 2) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) modifications to a previously approved resort hotel; 2) comprehensive sign package; and 3) site lighting 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/lm/ja (For possible action)
27. WS-23-0094-LAXMI BUILDING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive Asian Design Overlay District standards; 3) allow modified driveway design standards; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed vehicle wash on 0.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District. Generally located on the west side of Wynn Road and the south side of Desert Inn Road within Paradise. JJ/rk/syp (For possible action)
28. WS-23-0107-GROUP XIII PROPERTIES, LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)
29. WS-23-0114-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) street landscaping; 3) increase wall height; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action)
30. TM-23-500022-USA:
TENTATIVE MAP consisting of 17 lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road and the west side of El Capitan Way within Lone Mountain. RM/md/syp (For possible action)

31. WS-23-0117-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) landscaping; 3) increase wall height; and 4) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) allow a hammerhead turnaround; and 3) finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action)
32. TM-23-500023-USA:
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action)
33. WS-23-0127-XIE YUNDI:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) off-site improvements (curb, gutter, sidewalk, partial paving and streetlights); and 3) waive sewer connection (no longer needed) on 1.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Desperado Street and Farm Road within Lone Mountain. MK/sd/syp (For possible action)
34. WS-23-0130-OLIVIERI FAMILY REVOCABLE LIVING TRUST & OLIVIERI ROBERT J & FLORDELIZA TRS:
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (curb, gutter, sidewalk, partial paving, and streetlights).
DESIGN REVIEW for a manufactured home park on 1.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Fisher Lane, approximately 310 feet west of Sky Road within Indian Springs. RM/sd/syp (For possible action)
35. ZC-23-0118-BELL REAL ESTATE LLC:
ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk along Rawhide Street; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) office building; 2) EV charging stations under canopy; and 3) alternative parking lot landscaping. Generally located on the north side of Russell Road and the east side of Tamarus Street within Paradise (description on file). JG/lm/syp (For possible action)
36. VS-23-0119-BELL REAL ESTATE LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Rawhide Street, and between Tamarus Street and Caliente Street, and a portion of a right-of-way being Tamarus Street located between Russell Road and Rawhide Street within Paradise (description on file). JG/lm/syp (For possible action)

37. NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for a senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). MN/rk/syp (For possible action)

PC Action - Approved

38. VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/rk/syp (For possible action)

PC Action - Approved

ORDINANCE – INTRODUCTION

39. ORD-23-900168: Introduce 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 February 8, 2023, February 22, 2023 and March 8, 2023. (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.