



**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, DECEMBER 21, 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 – 20 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 21 – 42 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 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. 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 – 20):

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-22-0588-HARSCH INVESTMENT PROPERTIES, LLC:
DESIGN REVIEW for finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action)
5. DR-22-0603-VOGEL BRETT:
DESIGN REVIEW for finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Helena Avenue within Lone Mountain. RM/sd/syp (For possible action)
6. DR-22-0615-COUNTY OF CLARK (ADMINISTRATIVE):
DESIGN REVIEW for a final grading plan in conjunction with a previously approved electric generating station (solar photovoltaic facility) and electrical substation on 5,077.1 acres in an R-U (Rural Open Land) Zone and M-D (Designed Manufacturing) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/syp (For possible action)
7. DR-22-0622-COUNTY OF CLARK (AVIATION):
DESIGN REVIEWS for the following: 1) construction of various airport improvements (pavement, fencing, gates, lighting, and drainage system); and 2) finished grade on 34.0 acres in a P-F (Public Facility) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise. JG/rk/syp (For possible action)
8. ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action)
9. ET-22-400120 (UC-18-0617)-BLUE DIAMOND RETAIL PARTNERS, LLC:
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/dd/syp (For possible action)

10. UC-22-0591-GEZALYAN ZARUHI & VAHE:
HOLDOVER USE PERMIT to allow vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced approach distance; and 2) reduced departure distance.
DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester.
TS/bb/syp (For possible action)
11. VS-22-0614-6820 GARY LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Gomer Road and Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)
12. WS-22-0613-6820 GARY LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate cross access; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEWS for the following: 1) distribution/warehouse complex; and 2) finished grade on 14.8 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the northeast and southeast corners of Rainbow Boulevard and Gary Avenue within Enterprise. JJ/md/syp (For possible action)
13. TM-22-500203-6820 GARY LLC:
TENTATIVE MAP consisting of 1 commercial lot on 12.4 acres in an M-D (Designed Manufacturing) Zone and M-1 (Light Manufacturing) Zone. Generally located on the north side of Gary Avenue and the east side of Rainbow Boulevard within Enterprise. JJ/mdn/syp (For possible action)
14. WS-22-0586-POST LAS VEGAS OWNER LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased area for project identification signs; and 2) increased height for project identification signs.
DESIGN REVIEW for project identification signs in conjunction with a multiple family residential development on 16.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jud/syp (For possible action)
15. ZC-22-0471-GREEN WOOD VALLEY INC:
HOLDOVER ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.
DESIGN REVIEW for an office/warehouse facility. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)
16. VS-22-0470-GREEN WOOD VALLEY INC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)
17. ZC-22-0594-FORT APACHE INVESTMENT LLC:
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone located in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road and the south side of Sobb Avenue (alignment) within Spring Valley (description on file). JJ/mc/syp (For possible action)

18. ZC-22-0601-JAMC LLP:
ZONE CHANGE to reclassify 0.2 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a proposed vehicle sales business.
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a vehicle sales business on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the south side Charleston Boulevard, approximately 300 feet east of Mojave Road within Sunrise Manor (description on file). TS/sd/syp (For possible action)
19. ORD-22-900445: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Schnitzer Properties, LLC for a light manufacturing development (Sunset & Lindell) on 19.4 acres, generally located south of Sunset Road and west of Lindell Road within Enterprise. MN/dd (For possible action)
20. ORD-22-900733: 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 September 21, 2022 and October 4, 2022. (For possible action)

NON-ROUTINE ACTION ITEMS (21 - 42):

These items will be considered separately.

21. UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
HOLDOVER USE PERMIT to reduce setbacks from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action)
22. UC-22-0590-JIANG LIJIA:
USE PERMIT for a day spa with accessory massage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) waive bicycle parking; 3) reduce drive aisle width; 4) waive parking lot landscaping; 5) waive street landscaping; 6) landscaping adjacent to less intensive use; 7) screen mechanical equipment; and 8) commercial driveways.
DESIGN REVIEW for a day spa on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 380 feet south of Florence Avenue within Paradise. JG/lm/syp (For possible action)
23. WC-22-400119 (ZC-0710-97)-JIANG LIJIA:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) rear parking areas to be gated and locked during non-office hours; 2) combine driveways to construct a common shared curb return driveway between parcels 162-26-615-066 and 162-26-615-067; 3) close most northerly driveway on parcel 162-26-615-007; and 4) reconstruct with full off-sites in conjunction with a day spa on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 380 feet south of Florence Avenue within Paradise. JG/lm/syp (For possible action)

24. UC-22-0602-CV FLAMINGO LLC:
USE PERMIT to modify pedestrian realm.
WAIVER OF DEVELOPMENT STANDARDS to allow for drive-thru talk boxes to face a residential development.
DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action)
25. UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:
USE PERMIT for a cannabis establishment (distributor) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)
26. UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:
USE PERMIT for a cannabis establishment (production facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production facility) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)
27. 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)
28. 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) reduced parking; 4) reduced throat depth; and 5) reduced 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)
29. ZC-22-0560-SILVER CITY MHC, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.
USE PERMIT for a manufactured home park.
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.
DESIGN REVIEWS for the following: 1) a manufactured home park; and 2) lighting plan. Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)

30. NZC-22-0254-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone; and 2) reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 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 northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved
Design Reviews were Denied

31. VS-22-0255-VAN 86 HOLDINGS TRUST:
HOLDOVER 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 - Approved

32. TM-22-500087-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED TENTATIVE MAP consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action)

PC Action - Denied

33. NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)

PC Action - Approved

34. TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:
HOLDOVER TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

PC Action - Approved

35. PA-22-700003-CANKIDS INVESTMENTS 2012:
HOLDOVER PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action)

PC Action - Approved

36. CP-22-900623 HOLDOVER: Authorize the Chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan; and direct staff accordingly. (For possible action)

37. VS-22-0457-CANKIDS INVESTMENTS 2012:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action)

PC Action - Approved

38. WS-22-0456-LH VENTURES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

PC Action - Approved

39. TM-22-500163-CANKIDS INVESTMENTS 2012:
HOLDOVER TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

PC Action - Approved

APPEAL

40. WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ, JOSE S. & FRANCISCA P. CO-TRS:
APPEAL WAIVER OF DEVELOPMENT STANDARDS for reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/sd/syp (For possible action)

PC Action - Approved

ORDINANCE – INTRODUCTION

41. ORD-22-900690: Introduce an ordinance to consider adoption of a Development Agreement with Eldorado Lane LLC for an office/warehouse (Buffalo & Eldorado) on 1.0 acre, generally located north of Eldorado Lane and west of Buffalo Drive within Spring Valley. MN/dd (For possible action)

AGENDA ITEM

42. AG-22-900785: 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.