



**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, JANUARY 5, 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 – 30 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 31 – 42 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. 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 – 30):

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-21-0652-AVILA, JOSE:
DESIGN REVIEW for finished grade in conjunction with a future single family residential development on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Levi Avenue and the west side of Haven Street within Enterprise. MN/nr/jd (For possible action)
5. DR-21-0659-USA & COUNTY OF CLARK (PK & COMM) LEASE:
AMENDED DESIGN REVIEWS for the following: 1) expansion of an existing public park (Desert Breeze Park); and 2) finished grade (previously not notified) on a portion of 150.0 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action)
6. DR-21-0660-MAXIMIZER HOLDING, LLC:
DESIGN REVIEWS for the following: 1) exterior remodel; and 2) freestanding sign in an existing shopping center on a portion of 2.8 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the south side of Spring Mountain Road, 400 feet west of Stober Boulevard within Paradise. JJ/sd/jd (For possible action)
7. DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:
DESIGN REVIEW for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/md/jd (For possible action)
8. AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:
HOLDOVER USE PERMIT THIRD APPLICATION FOR REVIEW for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action)
9. AR-21-400174 (UC-0813-14)-COUNTY OF CLARK(AVIATION):
USE PERMITS SECOND APPLICATION FOR REVIEW of the following: 1) truck staging area; and 2) waive landscaping to an abutting residential use on 9.0 acres in a P-F (Public Facility) (AE-60 & AE-65) Zone. Generally located between Paradise Road and University Center Drive, 225 feet north of Hacienda Avenue within Paradise. JG/sd/jo (For possible action)

10. ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action)
11. ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action)
12. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
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)
13. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
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)
14. VS-21-0666-ME 52 PARTNERS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori Street (alignment), and between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)
15. TM-21-500186-ME 52 PARTNERS, LLC:
TENTATIVE MAP consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action)

16. VS-21-0672-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:
VACATE AND ABANDON a portion of a right-of-way being Elkhorn Road located between Sisk Road and Rebecca Road and a portion of right-of-way being Rainbow Boulevard between Elkhorn Road and Farm Road within Lone Mountain (description on file). MK/bb/jo (For possible action)
17. DR-21-0668-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family detached residential development on 23.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/bb/jo (For possible action)
18. TM-21-500188-MCLARRY, OTILIA C. 1998 TRUST & MCLARRY, OTILIA C. TRS:
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 23.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road between Rainbow Boulevard and Sisk Road within Lone Mountain. MK/jvm/jo (For possible action)
19. WS-21-0545-RAINBOW 26, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action)
20. ZC-21-0632-DUCK CREEK APTS, LLC:
ZONE CHANGES for the following: 1) reclassify 1.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone; and 2) reclassify 1.1 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.
DESIGN REVIEWS for the following: 1) multiple family residential development on 1.6 acres in an R-5 (Apartment Residential) Zone; 2) multiple family residential development on 1.1 acres in an R-5 (Apartment Residential) Zone; 3) modifications to an existing multiple family residential development on 20.2 acres in an R-3 (Multiple Family Residential) Zone; and 4) finished grade on 2.7 acres in an R-5 (Apartment Residential) Zone. Generally located on the northeast side of Boulder Highway, 575 feet northwest of Russell Road within Whitney (description on file). JG/jt/jd (For possible action)
21. NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

22. VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

23. TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action)

PC Action - Approved

24. NZC-21-0611-BARTSAS MARY 9, LLC:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise (description on file). MN/rk/jd (For possible action)

PC Action - Approved

25. VS-21-0612-BARTSAS MARY 9, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Amigo Street and Battista Lane (alignment), and between Robindale Road (alignment) and Via Alhambra Court (alignment) within Paradise (description on file). MN/rk/jd (For possible action)

PC Action - Approved

26. TM-21-500173-BARTSAS MARY 9, LLC:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.5 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Amigo Street and the south side of Robindale Road within Paradise. MN/rk/jd (For possible action)

PC Action - Approved

27. CP-21-900789: Direct staff to process an amendment to the Enterprise Land Use Plan map, and refer the amendment to the Planning Commission for a public hearing. (For possible action)

28. AG-21-900707 HOLDOVER: Consider the approval of the Agreement Between Mountain's Edge Master Association and Clark County Regarding Helen Stewart Park; authorize the Chair to sign and for other matters properly related thereto. JJ/ab (For possible action)

29. ORD-21-900651 HOLDOVER: Conduct a public hearing on an ordinance to consider the cancellation of the Mountain's Edge Development Agreement between Clark County and Mountain's Edge, LLC pursuant to NRS 278.0205(1). JJ/sr (For possible action)

30. ORD-21-900732: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango Plaza Holdings Revocable Living Trust for a commercial center (Durango and Pebble) on 2.5 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/tk (For possible action)

NON-ROUTINE ACTION ITEMS (31 – 42):

These items will be considered separately.

31. UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:
HOLDOVER USE PERMIT for a minor training facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance from the intersection.
DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action)
32. VS-21-0414-P S L V R E, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)
33. WS-21-0413-P S L V R E, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)
34. VS-21-0651-B & F & SONS 1, LLP:
VACATE AND ABANDON easements of interest to Clark County located between La Mancha Avenue and Ann Road and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/jor/jo (For possible action)
35. WS-21-0650-B & F & SONS 1, LLP:
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade in conjunction with a proposed single family residential subdivision on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)
36. TM-21-500181-B&F & SONS 1, LLP:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. RM/jor/jo (For possible action)
37. ZC-21-0534-DIAMOND ALTO, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.
DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)

38. ZC-21-0633-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-U (Rural Open Land) to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) alternative landscaping; 2) a distribution center; and 3) finished grade. Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) (description on file). JJ/jor/jo (For possible action)
39. NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/jvm/ja (For possible action)

PC Action - Approved

APPEAL

40. TC-21-900766: Consider an appeal of the Zoning Administrator's decision which denied TC-21-900766 for seasonal sales, generally located on the east side of Rainbow Boulevard and the south side of Arby Avenue. MN/jvm (For possible action)

ZA Action - Denied

AGENDA ITEM

41. AG-21-900819: That the Board of County Commissioners discuss whether to initiate a zone boundary amendment for a portion of the Paradise Palms neighborhood to establish a Historic Neighborhood Overlay District; and direct staff accordingly. (For possible action)

ORDINANCE – INTRODUCTION

42. ORD-21-900796: 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 October 20, 2021, November 3, 2021 and November 17, 2021 meetings. (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.