



**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, FEBRUARY 16, 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 – 28 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 29 – 40 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 – 28):

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-21-0448-HAYES TRUST & HAYES, CHARLES BRADFORD JR & CHRISTY LYNN TRS:
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.7 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the east side of Calico Drive, 323 feet north of Heyer Way within Red Rock. JJ/jad/jo (For possible action)
5. ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action)
6. ET-21-400188 (UC-19-0794)-DOLLAR SELF STORAGE 22, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; and 2) gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a convenience store to a residential use; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.
DESIGN REVIEW for a convenience store and gasoline station on a 0.9 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/jo (For possible action)
7. UC-21-0734-LEWIS, LOU JEANNE CR SHELTER TR OF LEWIS P & L J TR:
USE PERMITS for the following: 1) recreational facility; and 2) live entertainment on 509.0 acres in an R-A (Residential Agricultural) Zone. Generally located on the east, west, and south sides of Lewis Ranch Road, 1,900 feet south of I-15 within Moapa. MK/jor/jo (For possible action)

8. UC-21-0737-USA:
AMENDED USE PERMITS for the following: 1) project of regional significance; 2) 150 megawatt alternating current electric generating station (solar photovoltaic facility) and all ancillary structures; 3) increase the height of utility structures; 4) overhead transmission line corridor; 5) waive landscaping and buffering; 6) waive trash enclosure; 7) waive on-site paving requirements; 8) waive off-site improvements (no longer needed); and 9) eliminate noise requirements.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) public utility structures; 3) electrical substation; 4) 250 kV substation; 5) office and maintenance buildings; and 6) laydown yard including construction activities on approximately 746.0 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of US Highway 93, 3 miles west of I-15 within the Northeast County Planning Area. MK/sd/jo (For possible action)
9. UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:
USE PERMIT for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action)
10. UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):
USE PERMITS for the following 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; and 8) allow signage in conjunction with the electric generating station and electrical substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and 2) dedication of right-of-way.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) preliminary grading for a hillside development (slopes greater than 12%); and 7) finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/ja (For possible action)
11. VS-21-0740-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rosada Way and La Madre Way, and between El Capitan Way and Campbell Road within Lone Mountain (description on file). RM/jt/ja (For possible action)
12. DR-21-0739-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)
13. TM-21-500211-ADAMS 1979 TRUST & ADAMS, JEFFREY K. & DONNA K. CO-TRS:
TENTATIVE MAP consisting of 6 single family residential lots on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jt/ja (For possible action)

14. WC-21-400185 (ZC-0659-17)-HORIZON WEST HOMES, LLC:
WAIVER OF CONDITIONS of a zone change requiring per revised plans dated 10/17/17 in conjunction with a single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/ja (For possible action)
15. WS-21-0729-HORIZON WEST HOMES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce street width.
DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action)
16. TM-21-500208-HORIZON WEST HOMES, LLC:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 1.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action)
17. WS-21-0735-ROARING 20'S, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action)
18. TM-21-500209-DANG HONG:
TENTATIVE MAP consisting of 9 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Regena Avenue and the east side of Chieftain Street within Lone Mountain. RM/jad/jo (For possible action)
19. ZC-21-0748-LH VENTURES, LLC:
ZONE CHANGE to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action)
20. VS-21-0750-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action)
21. TM-21-500213-LH VENTURES, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action)

22. NZC-21-0678-JEAN DEVELOPMENT WEST:
ZONE CHANGE to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.
DESIGN REVIEW for a conceptual distribution center. Generally located on the north and south sides of State Route 161 (alignment) and the east and west sides of I-15 within South County (description on file). JJ/MN/jt/jo (For possible action)

PC Action - Approved

23. PA-21-700005-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:
PLAN AMENDMENT to redesignate the existing land use category from MN (Mid-Intensity Suburban Neighborhood) to NC (Neighborhood Commercial) on 1.3 acres. Generally located on the south side of Cactus Avenue, 375 feet west of Dean Martin Drive within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

24. CP-21-900834: Authorize the Chair to sign a resolution amending the Enterprise Land Use Plan map of the Clark County Master Plan, and direct staff accordingly. (For possible action)
25. ORD-21-900662: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single family residential development (Cameron and Pyle) on 12.3 acres, generally located east of Cameron Street and south of Pyle Avenue within Enterprise. JJ/tk (For possible action)
26. ORD-21-900793: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single family residential development (Chartan and Placid) on 7.4 acres, generally located south of Chartan Avenue and east of Placid Street within Enterprise. MN/tk (For possible action)
27. ORD-21-900795: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single family residential development (Richmar and Lindell) on 20.0 acres, generally located west of Lindell Road and south of Richmar Avenue within Enterprise. JJ/tk (For possible action)
28. ORD-22-900026: Conduct a public hearing on an ordinance to consider adoption of the Fifth Amendment to the Development Agreement with Howard Hughes Properties, Inc. and The Howard Hughes Company, LLC, for an approximate 7,100 acre mixed-use master planned community, generally located between Charleston Boulevard and Warm Springs Road and east of the Red Rock Conservation Area within the boundaries of Summerlin and the Town of Spring Valley; and amending Ordinance No. 1795. JJ/sr (For possible action)

NON-ROUTINE ACTION ITEMS (29 – 40):

These items will be considered separately.

29. UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
AMENDED HOLDOVER USE PERMITS for the following: 1) permit inherently dangerous exotic animals (no longer needed); and 2) recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building (exotic animals - no longer needed); 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary (inherently dangerous exotic animals and tiger sanctuary - no longer needed) on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action)
30. 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)
31. 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)
32. VS-21-0684-GIVANT, DAWN & BURCO, KIM:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action)
33. WS-21-0683-GIVANT, DAWN & BURCO, KIM:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)
34. TM-21-500192-GIVANT, DAWN & BURCO, KIM:
HOLDOVER TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

35. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
36. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
HOLDOVER USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) 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/jt/jo (For possible action)
37. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
38. WS-21-0744-STALBRA PA TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (partial paving, curb, gutter, streetlight, and sidewalks); and 2) waive a drainage study in conjunction with a proposed minor subdivision parcel map on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Torrey Pines Drive, 150 feet south of Buckskin Avenue within Lone Mountain. MK/al/ja (For possible action)

ORDINANCES – INTRODUCTION

39. ORD-22-900035: Introduce an ordinance to consider adoption of a Development Agreement with Surelink Storage Las Vegas, LLC for a mini-warehouse development (Decatur Mini Storage) on 2.2 acres, generally located north of Eldorado Lane and west of Decatur Boulevard within Enterprise. MN/tk (For possible action)
40. ORD-22-900041: Introduce an ordinance to consider adoption of a Development Agreement with KSKSAIZM Family Trust, ZSKSMAZ Township Family Trust for a commercial complex development (Buffalo and Badura) on 5.0 acres, generally located west of Buffalo Drive and north of Badura Avenue within Enterprise. JJ/tk (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.