



**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, JULY 19, 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 – 38 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 39 – 64 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 – 38):

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-23-0188-702 CAPITAL GROUP, LLC:
HOLDOVER DESIGN REVIEW for finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Stange Avenue and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)
5. DR-23-0293-LEE A & A FAMILY LIMITED PARTNERSHIP:
DESIGN REVIEW to establish the height of freestanding signs in conjunction with a previously approved restaurant on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Polaris Avenue within Paradise. MN/jud/syp (For possible action)
6. DR-23-0295-PHTB SUMMERLIN, LLC:
DESIGN REVIEWS for the following: 1) Summerlin Village 17A clubhouse; and 2) guard house on 5.1 acres in an R-2 (Medium Density Residential) Zone. Generally located 300 feet west of Town Center Drive, the north and south sides of Tropicana Avenue (alignment), and north of the Southwest Ridge Trail within Summerlin South. JJ/bb/syp (For possible action)

7. ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:
HOLDOVER USE PERMITS THIRD EXTENSION OF TIME for the following: 1) reduce the separation from a gasoline station to a residential use; 2) reduce the separation from a tire sales and installation facility to a residential use; 3) reduce the separation from a vehicle maintenance facility to a residential use; 4) reduce the separation from a vehicle repair facility to a residential use; 5) permit a proposed vehicle paint and body shop facility; 6) permit a proposed tire sales and installation facility in the APZ-2 Overlay District; 7) permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; 8) permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; 9) permit a proposed vehicle repair facility in the APZ-2 Overlay District; 10) permit a proposed vehicle rental facility in the APZ-2 Overlay District; and 11) permit a proposed vehicle sales facility in the APZ-2 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle paint and body shop to a residential use; 2) permit a vehicle paint and body shop as a principal use; 3) increase block wall height; 4) reduce improvement standards (throat depth) where required per Uniform Standard Drawings; and 5) modified street standards.
DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed tire sales and installation facility; 4) proposed vehicle maintenance facility; 5) proposed vehicle paint and body shop; 6) proposed vehicle repair facility; 7) proposed vehicle rental facility; and 8) proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action)
8. ET-23-400057 (ZC-0215-15)-SULEIMAN, WATHIQ:
HOLDOVER USE PERMIT FOURTH EXTENSION OF TIME for retail sales as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape width; 2) reduce trash enclosure setback from a residential development; 3) reduce setbacks; and 4) reduce height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). WM/bb/syp (For possible action)
9. ET-23-400073 (DR-21-0175)-ARANDA FAMILY TRUST ETAL & ARANDA-PAEZ, LUIS UBALDO TRS:
DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. TS/mh/syp (For possible action)
10. ET-23-400075 (NZN-0312-17)-TRAJAN HOLDINGS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 6.5 acre portion of the parcel from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a semi-truck and trailer parking facility with employee parking lot. Generally located on the west side of Redwood Street and the north side of Richmar Avenue within Enterprise (description on file). JJ/mh/syp (For possible action)

11. ET-23-400078 (ZC-21-0119)-MACKOVSKI, ALEXANDER:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)
12. ET-23-400079 (WS-21-0181)-PALM MORTUARY, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for increased building height.
DESIGN REVIEWS for the following: 1) a chapel/mausoleum; and 2) finished grade in conjunction with an existing cemetery on a portion of a 71.3 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. MN/nai/syp (For possible action)
13. ET-23-400081 (VS-21-0127)-PICERNE BERMUDA, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/tpd/syp (For possible action)
14. UC-23-0242-NEVADA POWER COMPANY:
USE PERMITS for public utility structures including the following: 1) battery energy storage system (BESS) electrical substation with associated equipment; and 2) 230 kV overhead transmission line.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements.
DESIGN REVIEWS for the following: 1) a BESS electrical substation with associated equipment; and 2) a 230 kV overhead transmission line on a portion of 67.3 acres in an M-2 (Industrial) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/al/syp (For possible action)
15. UC-23-0254-JOSEPHS FAMILY, LP:
USE PERMIT to allow a cannabis establishment (distribution) in conjunction with an existing cannabis cultivation and production facility within an office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 290 feet south of Hacienda Avenue within Paradise. MN/hw/syp (For possible action)
16. VS-23-0245-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue, and between Cameron Street and Rodgers Street and a portion of right-of-way being Ullom Drive located between Capovilla Avenue and Warm Springs Road within Enterprise (description on file). MN/rk/syp (For possible action)
17. WS-23-0292-BEAZER HOMES HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved planned unit development on 4.6 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 280 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action)

18. PA-23-700008-WARREN TAUBE FAMILY ASSOCIATION, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) to Edge Neighborhood (EN) on 2.3 acres. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/gc (For possible action)

PC Action - Adopted

19. ZC-23-0183-WARREN TAUBE FAMILY ASSOCIATION, LLC:
ZONE CHANGE to reclassify 2.3 acres from an R-U (Rural Open Land) Zone to an R-A (Residential Agricultural) Zone for future residential development. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock (description on file). JJ/gc/syp (For possible action)

PC Action - Approved

20. PA-23-700009-SCHOOL BOARD OF TRUSTEES, ET AL:
PLAN AMENDMENT to amend the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue within Sunrise Manor. MK/gc (For possible action)

PC Action - Adopted

21. WS-23-0187-SCHOOL BOARD OF TRUSTEES:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) reduce driveway throat depth; and 4) allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Christy Lane and Kell Lane within Sunrise Manor. MK/gc/syp (For possible action)

PC Action - Approved

22. PA-23-700010-SIMON PETER A III TRUST 101 & SIMON JOY MARIE TRUST 101:
PLAN AMENDMENT to redesignate the existing land use categories from Entertainment Mixed-Use (EM) and Open Lands (OL) to Business Employment (BE) on 27.9 acres. Generally located on the west side of Las Vegas Boulevard South, 3,500 feet north of SR 161 within South County. MN/gc (For possible action)

PC Action - Adopted

23. ZC-23-0195-SIMON PETER A III TRUST 101 & SIMON JOY MARIE TRUST 101:
ZONE CHANGE to reclassify 27.9 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone for future industrial development. Generally located on the west side of Las Vegas Boulevard South, 3,500 feet north of SR 161 within South County (description on file). MN/gc/syp (For possible action)

PC Action - Approved

24. PA-23-700011-SIMON PETER A III TRUST 101 & SIMON JOY MARIE TRUST 101:
PLAN AMENDMENT to redesignate the existing land use categories from Entertainment Mixed-Use (EM) and Open Lands (OL) to Industrial Employment (IE) on 32.8 acres. Generally located on the east side of Las Vegas Boulevard South, 2,000 feet north of SR 161 (alignment) within South County. MN/gc (For possible action)

PC Action - Adopted

25. ZC-23-0196-SIMON PETER A III TRUST 101 & SIMON JOY MARIE TRUST 101:
ZONE CHANGE to reclassify 32.8 acres from an H-1 (Limited Resort and Apartment) Zone and an H-2 (General Highway Frontage) Zone to an M-1 (Light Manufacturing) Zone for future industrial development. Generally located on the east side of Las Vegas Boulevard South, 2,000 feet north of SR 161 (alignment) within South County (description on file). MN/gc/syp (For possible action)

PC Action - Approved

26. PA-23-700012-WIGWAM-PARVIN LIMITED PARTNERSHIP:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 3.3 acres. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

27. ZC-23-0233-DAISY MAE LAND HOLDINGS, LLC:
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) multiple family residential development for senior housing; and 2) alternative parking lot landscaping. Generally located on the east side of Southern Highlands Parkway, 350 feet south of Dancing Winds Place (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)

PC Action - Approved

28. VS-23-0234-DAISY MAE LAND HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Southern Highlands Parkway and I-15, and between Robert Trent Jones Lane and Dancing Winds Place, and a portion of a right-of-way being Southern Highlands Parkway located between Robert Trent Jones Lane and Dancing Winds Place within Enterprise (description on file). JJ/jor/syp (For possible action)

PC Action - Approved

29. PA-23-700015-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 3.3 acres. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc (For possible action)

PC Action - Adopted

30. ZC-23-0243-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:
ZONE CHANGE to reclassify 3.3 acres from an R-T (Manufactured Home Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce street landscape width.
DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor (description on file). WM/gc/syp (For possible action)

PC Action - Approved

31. TM-23-500069-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:
TENTATIVE MAP consisting of 34 single family residential lots and common lots on 3.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc/syp (For possible action)

PC Action - Approved

32. ZC-23-0269-FAIRMONT PLAZA PARTNERS, LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS for right-of-way dedication.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, 940 feet east of Buffalo Drive within Spring Valley (description on file). MN/jor/syp (For possible action)

33. VS-23-0270-FAIRMONT PLAZA PARTNERS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Warm Springs Road and Arby Avenue (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action)

34. ZC-23-0272-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:
ZONE CHANGE to reclassify 2.5 acres from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) reduce setback; 5) allow attached sidewalk; and 6) allow modified driveway design standards.
DESIGN REVIEW for a mini-warehouse with vehicle storage facility. Generally located on the east side of Jones Boulevard and the south side of O'Bannon Drive within Spring Valley (description on file). RM/lm/syp (For possible action)

35. VS-23-0271-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between O'Bannon Drive and Sahara Avenue within Spring Valley (description on file). RM/lm/syp (For possible action)

36. NZC-23-0199-LAS VEGAS BOULEVARD PPTYS, LLC:
ZONE CHANGE to reclassify 7.1 acres from an H-2 (General Highway Frontage) Zone to an M-1 (Light Manufacturing) Zone.
USE PERMIT for a vehicle wash (commercial vehicles).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) reduce driveway throat depth; and 3) non-standard improvements within a right-of-way.
DESIGN REVIEWS for the following: 1) a commercial vehicle parking facility with offices and maintenance facilities for a trucking company; and 2) alternative parking lot landscaping. Generally located on the east side of Las Vegas Boulevard South, 800 feet north of Roban Avenue within the South County Planning Area (description on file). JJ/al/syp (For possible action)

PC Action - Approved

37. VS-23-0200-LAS VEGAS BOULEVARD PPTYS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Gabriel Street (alignment), and between Roban Avenue and Shayna Avenue (alignment) within the South County Planning Area (description on file). JJ/al/syp (For possible action)

PC Action - Approved

38. ORD-23-900254: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SDP Development, LLC for a restaurant on 4.1 acres, generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/jm (For possible action)

NON-ROUTINE ACTION ITEMS (39 – 64):

These items will be considered separately.

39. 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)

40. 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)
41. ET-23-400076 (WS-0640-15)-CROWN MAYFAIR, LLC:
DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: 1) a proposed single family residential development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/rp/syp (For possible action)
42. UC-23-0182-WOW BUILD CO. ONE, LC:
HOLDOVER USE PERMITS for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.
DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)
43. UC-23-0313-PEPPER LANE HOLDINGS, LLC:
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action)
44. VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)
45. UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:
HOLDOVER USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative street landscaping; 2) increase wall height; 3) reduce gate setback; and 4) all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from a street; and 2) allow alternative driveway geometrics.
DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)
46. WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:
HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring: 1) development be limited to "For Sale" condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

47. UC-22-0650-PALM BEACH RESORT CONDOS:
HOLDOVER USE PERMITS for the following: 1) High Impact Project; and 2) multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; and 3) reduce throat depth.
DESIGN REVIEW for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)
48. WC-23-400052 (ZC-1576-98)-BESEAU, CONCHITA:
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring no access to Horseshoe Drive in conjunction with a beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action)
49. UC-23-0209-BESEAU, CONCHITA:
HOLDOVER USE PERMIT for personal services (beauty salon).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setback; 2) reduce parking; 3) alternative street landscaping; 4) alternative landscaping adjacent to a residential use; 5) allow access to a local street; 6) allow modified street standards; and 7) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action)
50. WC-23-400072 (UC-0789-16)-MFE, INC.:
WAIVER OF CONDITIONS of a use permit requiring vehicle wash hours limited to 7:00 a.m. to 7:00 p.m. on a 1.5 acre portion of a 3.8 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nai/syp (For possible action)
51. WC-23-400077 (ZC-0893-02)-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) store fronts to face the street, except the restaurant; 2) buildings shall be grouped per plans; and 3) ten foot high screen wall for loading area on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action)
52. UC-23-0281-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:
USE PERMIT for a vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action)

53. WS-23-0212-BD-WESTWIND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) freestanding sign separation distance; 2) gas canopy roof sign; and 3) wall signs facing a residential property.
DESIGN REVIEWS for the following: 1) signage; and 2) lighting plan on 3.9 acres in C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/bb/syp (For possible action)
54. WS-23-0241-AMH NV14 DEVELOPMENT, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action)
55. WS-23-0289-RICHMOND LIMITED PARTNERSHIP:
WAIVER OF DEVELOPMENT STANDARDS to increase the number of freestanding signs.
DESIGN REVIEW for existing and proposed signage in an existing retail center on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action)
56. ZC-23-0072-PROLOGIS, LP:
HOLDOVER AMENDED ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk (no longer needed) and alternative street landscaping.
DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting.
Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)
57. VS-23-0073-PROLOGIS, LP:
HOLDOVER AMENDED VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment), and a portion of right-of-way being Lincoln Road between Alto Avenue and Cecile Avenue (alignment) (previously not notified), within Sunrise Manor (description on file). WM/bb/syp (For possible action)

58. ZC-23-0207-WINDMILL & PLACID, LLC:
 HOLDOVER ZONE CHANGE to reclassify 4.0 acres from a CRT (Commercial Residential Transition) Zone to a C-1 (Local Business) Zone.
 USE PERMITS for the following: 1) convenience store; 2) reduce separation from a convenience store to a residential use; 3) gasoline station; 4) reduce setback from a gasoline station to a residential use; and 5) allow alcohol sales, liquor - packaged only where not in conjunction with a grocery store.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) allow a drive-thru talk box to face residential development; 3) allow modified street standards; and 4) allow modified driveway design standards.
 DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; 3) restaurants with drive-thru and outside dining; 4) retail building; and 5) lighting. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise (description on file). MN/md/syp (For possible action)
59. VS-23-0208-WINDMILL & PLACID, LLC:
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/md/syp (For possible action)
60. ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:
 HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
 WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping and attached sidewalk.
 DESIGN REVIEW for a single family residential development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action)
61. TM-23-500061-EHRLICH INVESTMENT TRUST 1979:
 HOLDOVER TENTATIVE MAP consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action)

APPEAL

62. WS-23-0202-SMALLEY MITCHELL DANE & PRENTICE DONNA MARIE:
 APPEAL WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation in conjunction with an existing single family residence on 0.1 acre in an R-T (Manufactured Home Residential) Zone. Generally located on the northwest corner of Calanda Street and Santos Way within Laughlin. MN/jud/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

63. ORD-23-900226: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc., PY Properties LLC, & MTG Living trust for a single family residential development on 8.6 acres, generally located south of Raven Avenue and east of Dean Martin Drive within Enterprise. JJ/jm (For possible action)
64. ORD-23-900228: Introduce an ordinance to consider adoption of a Development Agreement with Durango StoreFlex, LLC for an industrial complex on 2.3 acres, generally located north of Warm Springs Road and west of Butler Street within Spring Valley. MN/jm (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.