



**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 19, 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 – 22 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 23 – 30 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 – 22):

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-21-0688-MORSE, JEFFREY & HALEY:
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of El Campo Grande Avenue and Dapple Gray Road within Lone Mountain. RM/sd/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-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone.
DESIGN REVIEW for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action)
7. UC-21-0677-HARVEST PLAZA, LLC:
USE PERMIT to allow a cannabis establishment (cannabis retail store) in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action)
8. VS-21-0695-AGRAWAL, PAWAN & ROSY:
VACATE AND ABANDON easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street within Enterprise (description on file). MN/bb/jd (For possible action)

9. DR-21-0694-AGRAWAL, PAWAN & ROSY:
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action)

10. 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)

11. WS-21-0674-LEGACY JONES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action)

12. ZC-21-0676-JOSEPHS FAMILY LAND, LP:
ZONE CHANGE to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) warehouse and distribution center; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor (description on file). MK/lm/jo (For possible action)

13. ZC-21-0679-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action)

14. VS-21-0680-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action)

15. TM-21-500191-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action)

16. ZC-21-0698-UNLV RESEARCH FOUNDATION:
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action)

17. TM-21-500194-UNLV RESEARCH FOUNDATION:
TENTATIVE MAP consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action)

18. NZC-21-0621-MCCURDY DIANA & BRUCE:
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development on 16.1 acres. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

19. VS-21-0622-MCCURDY DIANA & BRUCE:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue (alignment) and Gary Avenue (alignment), and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

20. TM-21-500176-MCCURDY DIANA & BRUCE:
TENTATIVE MAP consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

PC Action - Approved

21. NZC-21-0639-CM BOULDER 1-674, LLC:
ZONE CHANGE to reclassify 9.2 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the northeast side of Boulder Highway, 1,000 feet northwest of Gibson Road within Whitney (description on file). JG/jt/jo (For possible action)

PC Action - Approved

22. ORD-21-900796: 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 October 20, 2021, November 3, 2021 and November 17, 2021 meetings. (For possible action)

NON-ROUTINE ACTION ITEMS (23 – 30):

These items will be considered separately.

23. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 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/jor/jd (For possible action)

24. UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
HOLDOVER USE PERMITS for the following: 1) permit inherently dangerous exotic animals; 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; 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 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)

25. VS-21-0684-GIVANT, DAWN & BURCO, KIM:
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)

26. WS-21-0683-GIVANT, DAWN & BURCO, KIM:
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)

27. TM-21-500192-GIVANT, DAWN & BURCO, KIM:
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)

28. NZC-21-0624-WALKER AMBER RAE & SLENDER MANDY LYNN & LISA IRENE:
ZONE CHANGE to reclassify 2.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an R-3 (Multiple Family Residential) (AE-60) Zone.
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/al/jo (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

29. ORD-21-900826: Introduce an ordinance modifying Title 30 to allow an alternative housing option in specific multiple family zoning districts. (For possible action)

30. ORD-21-900836: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single family residential subdivision (Edmond Street - Richmar Avenue) on 16.1 acres, generally located at the northwest corner of Decatur Boulevard and Gary 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.