



**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, APRIL 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 – 18 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 19 – 33 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 – 18):

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. AR-23-400017 (UC-20-0087)-5000 BOULDER HWY, LLC:
USE PERMIT FOURTH APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/syp (For possible action)
5. ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
6. ET-23-400018 (VS-20-0514)-DR HORTON INC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Pyle Avenue located between Decatur Boulevard and Ullom Drive; a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Haleh Avenue (alignment); and a portion of right-of-way being Haleh Avenue (alignment) located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tpd/syp (For possible action)
7. UC-23-0066-ELLIS FLORENCE TRUST & HILLCREST INVESTMENTS LTD:
HOLDOVER USE PERMIT for a recreational facility (off-roading experience trails only) on a portion of 88.8 acres in an R-U (Rural Open Land) Zone. Generally located 1,900 feet east of Kingston Road and 1.5 miles northeast of Quartz Avenue within Sandy Valley. JJ/bb/syp (For possible action)

8. UC-23-0079-BATTLEFIELD VEGAS, LLC:
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate trash enclosure; 3) reduce street landscaping; and 4) modified driveway design standards.
DESIGN REVIEW for a truck staging area/parking lot on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 280 feet south of Sahara Avenue within Winchester. TS/rk/syp (For possible action)
9. UC-23-0090-TRRAC LLC:
USE PERMITS for the following: 1) minor training facility; and 2) dormitory.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) alternative landscaping; 3) reduced trash enclosure setback; and 4) allow alternative design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise.
TS/md/syp (For possible action)
10. WC-23-400020 (ZC-1081-01)-TRRAC, LLC:
WAIVER OF CONDITIONS of a zone change requiring an intense landscape buffer per Figure 30.64-12 along the west property line in conjunction with a proposed minor training facility and dormitory on 1.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Twain Avenue, 210 feet west of the Pecos McLeod Interconnect within Paradise. TS/md/syp (For possible action)
11. UC-23-0120-KULIK RIVER CAPITAL, LLC:
USE PERMIT for a temporary recreational facility with accessory retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) recreational facility not within a permanently enclosed building; 2) permit alternative architectural materials; 3) alternative landscaping; 4) alternative standards for proposed temporary signage; 5) waive off-site improvements; 6) allow existing driveways to remain; and 7) allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) a recreational facility (tent); and 2) finished grade within a fabric structure on 8.2 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Mandalay Bay Road within Paradise. JG/lm/syp (For possible action)
12. UC-23-0131-WESTGATE LAS VEGAS RESORT, LLC:
USE PERMITS for the following: 1) a recreational facility; and 2) a fairground in conjunction with an existing resort hotel (Westgate Las Vegas Resort) on a portion of 59.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/jor/syp (For possible action)
13. VS-23-0093-CFIC FORE JEFFREYS APT OWNER LV LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jeffreys Street and Eastern Avenue, and between St. Rose Parkway and Ione Road; and a portion of a right-of-way being Jeffreys Street located between St. Rose Parkway and Ione Road within Enterprise (description on file).
MN/jud/ja (For possible action)

14. WC-23-400012 (DR-21-0653)-MEDINA LUCIO:
WAIVER OF CONDITIONS of a design review for finished grade requiring the following: 1) drainage study and compliance; and 2) drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site in conjunction with a proposed single family residential development on 2.0 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Woods Avenue and the west side of Potomac Street within Sandy Valley. JJ/md/syp (For possible action)
15. ZC-23-0088-FRUTH EAST PROPERTIES, LLC:
ZONE CHANGE to reclassify 0.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) allow access to a local street; 3) eliminate street landscaping; and 4) allow modified street standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) office building; and 3) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor (description on file). TS/md/ja (For possible action)
16. VS-23-0089-FRUTH EAST PROPERTIES, LLC:
VACATE AND ABANDON portions of rights-of-way being Patterson Avenue located between Nellis Boulevard and Frank Street; and a portion of right-of-way being Baltimore Avenue located between Nellis Boulevard and Frank Street within Sunrise Manor (description on file). TS/md/syp (For possible action)
17. TM-23-500015-FRUTH EAST PROPERTIES, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor. TS/md/ja (For possible action)
18. NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:
ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/syp (For possible action)

PC Action - Approved

NON-ROUTINE ACTION ITEMS (19 - 33):

These items will be considered separately.

19. ZC-23-0072-PROLOGIS, LP:
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.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk 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)

20. VS-23-0073-PROLOGIS, LP:
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) within Sunrise Manor (description on file). WM/bb/syp (For possible action)
21. ZC-23-0087-LOPEZ INGRIS N & RODRIGUEZ MIGUEL FLORES:
ZONE CHANGE to reclassify a 0.4 acre portion of a 2.0 acre retail center from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) tire sales and installation; 2) reduce separation; 3) allow overhead roll-up doors to face a public street; and 4) Project of Regional Significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow tire sales and installation to be conducted outside; 2) landscaping along an arterial street (Bonanza Road); 3) landscaping adjacent to a less intensive use; 4) parking lot landscaping; and 5) reduce setback for a trash enclosure.
DESIGN REVIEW for a proposed tire sales and installation facility. Generally located on the north side of Bonanza Road, 160 feet east of Nellis Boulevard within Sunrise Manor (description on file). TS/lm/ja (For possible action)
22. NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) allow a street to terminate into a hammerhead street design. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action)
- PC Action - Approved
23. VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action)
- PC Action - Approved
24. TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action)
- PC Action - Approved
25. PA-23-700004-AXIOM 3, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 4.5 acres. Generally located on the southwest corner of Montessori Street and Wagon Trail Avenue within Spring Valley. MN/gtb (For possible action)

PC Action - Adopted

26. ZC-23-0042-AXIOM 3 LLC:
ZONE CHANGE to reclassify 4.5 acres from a C-2 (General Commercial) (AE-60) Zone to an R-5 (Apartment Residential) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce building separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) off-site parking; and 3) a multiple family development in the CMA Design Overlay District. Generally located on the southwest corner of Montessouri Street (alignment) and Wagon Trail Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

PC Action - Approved

APPEAL

27. AG-23-900063: Consider an appeal of the Zoning Administrator's decision to not accept a Waiver of Development Standards to allow outside storage in an R-E (Rural Estates) Zone and require the submittal of a Master Plan Amendment and Zone Change. MN/ja (For possible action)

ORDINANCES – INTRODUCTION

28. ORD-23-900045: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single family residential development on 2.7 acres, generally located south of Serene Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)
29. ORD-23-900060: Introduce an ordinance to consider adoption of a Development Agreement with GS-OI South Las Vegas Boulevard Owner LLC for a multiple family residential development on 15.1 acres, generally located south of Chartan Avenue and east of Las Vegas Boulevard within Enterprise. MN/dd (For possible action)
30. ORD-23-900076: Introduce an ordinance to consider adoption of a Development Agreement with PSIF EBS Rainbow LLC for a distribution/warehouse complex on 14.8 acres, generally located south of Richmar Avenue and east of Rainbow Boulevard within Enterprise. JJ/dd (For possible action)
31. ORD-23-900122: Introduce an ordinance to consider adoption of a Development Agreement with Storage Brothers, LLC & Sierra Ridge Storage, LLC for a commercial development on 2.1 acres, generally located east of Southern Highlands Parkway and north of Dancing Winds Place (alignment) within Enterprise. JJ/dd (For possible action)
32. ORD-23-900131: Introduce an ordinance to consider adoption of a Development Agreement with Myers Warehouse LLC for an industrial development on 5.0 acres, generally located south of Arby Avenue and east of Myers Street within Spring Valley. MN/dd (For possible action)
33. ORD-23-900135: Introduce an ordinance to consider adoption of a Development Agreement with Sunset and Durango Partners, LLC & Sunset and Durango Partners Phase 2, LLC for a recreational/commercial development on 9.7 acres, generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/dd (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.