



**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, JUNE 7, 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 – 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 – 41 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 – 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-23-0169-BLUE DIAMOND M-E, LLC:
DESIGN REVIEWS for the following: 1) drive-thru restaurant; and 2) finished grade on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action)
5. ET-23-400030 (DR-20-0520)-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)
6. ET-23-400031 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEW SECOND EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)
7. ET-23-400032 (NZC-19-0903)-LMG LAS VEGAS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west side of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)
8. ET-23-400037 (ZC-19-0949)-USA:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the width of right-of-way dedication.
DESIGN REVIEW for a public park with signage and lighting on 9.0 acres of a 22.5 acre site in a P-F (Public Facility) Zone. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

9. UC-23-0173-PARBALL NEWCO, LLC:
USE PERMITS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; 2) on-premises consumption of alcohol; and 3) all other deviations as depicted per plans on file.
DEVIATIONS for the following: 1) reduce setback; 2) reduce street landscaping; 3) reduce height/setback ratio; and 4) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback.
DESIGN REVIEWS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; and 2) finished grade in conjunction with an existing resort hotel (Horseshoe) on a portion of 30.0 acres within a 68.1 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road, 1,600 feet east of Las Vegas Boulevard South within Paradise. JG/md/syp (For possible action)
10. WS-23-0167-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)
11. TM-23-500045-USA:
TENTATIVE MAP consisting of 8 residential lots on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)
12. WS-23-0181-SOUTHWEST MARKETPLACE STA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) health club; and 2) finished grade within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mesa Verde Lane within Enterprise. MN/r/syp (For possible action)
13. ZC-23-0161-VOLBORTH, MARIA:
ZONE CHANGE to reclassify 1.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the north side of El Dorado Street, 310 feet west of Western Street within South County (description on file). MN/mc/syp (For possible action)

14. ZC-23-0163-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:
ZONE CHANGE to reclassify 6.9 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) High Impact Project; 2) multiple family development; and 3) reduce the separation from on-premises consumption of alcohol establishments to a residential use (multiple family).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the required number of loading spaces; 3) eliminate cross access; 4) alternative landscaping adjacent to a less intensive (multiple family) use; 5) eliminate street landscaping; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) mini-warehouse; 3) pharmacy; 4) restaurants with drive-thru; 5) multiple family development; and 6) finished grade on 28.1 acres 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 Pebble Road within Enterprise (description on file). MN/md/syp (For possible action)
15. VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:
VACATE AND ABANDON a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action)
16. TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:
TENTATIVE MAP for a mixed-use project consisting of 1 commercial lot and 1 residential lot on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone for a High Impact Project. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise. MN/md/syp (For possible action)
17. ZC-23-0171-KKAZ, LLC:
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle (automobile) wash.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening adjacent to a vehicle stacking lane.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) vehicle wash; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley (description on file). MN/md/syp (For possible action)
18. VS-23-0172-KKAZ, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)
19. TM-23-500046-KKAZ, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)
20. CP-23-900246: Direct staff to process an amendment to the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan and refer the amendment to the Planning Commission for a public hearing. (For possible action)

21. ORD-23-900146: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Ford LLC for an office/warehouse development on 2.5 acres, generally located south of Ford Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)
22. ORD-23-900202: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Arville LLC for an office/warehouse development on 1.3 acres, generally located south of Richmar Avenue (alignment) and west of Arville Street within Enterprise. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (23 – 41):

These items will be considered separately.

23. UC-23-0182-WOW BUILD CO. ONE, L C:
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)
24. VS-23-0176-USA:
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Eula Street (alignment), and between El Campo Grande Avenue and Corbett Street within Lone Mountain (description on file). RM/lm/syp (For possible action)
25. WS-23-0178-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) detached sidewalks; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)
26. TM-23-500050-USA:
TENTATIVE MAP consisting of 19 lots on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)
27. 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)

28. 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)
29. WS-23-0107-GROUP XIII PROPERTIES, LP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)
30. WS-23-0179-COUNTRY LIVING HOMES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); 3) non-standard improvements within the right-of-way; and 4) street landscaping.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)
31. TM-23-500051-COUNTRY LIVING HOMES, LLC:
TENTATIVE MAP consisting of 8 residential lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)
32. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduce parking; 4) reduce throat depth; and 5) reduce departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise (description on file). MN/sd/jo (For possible action)

33. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.
DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

34. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

35. ORD-23-900130: Introduce an ordinance to consider adoption of a Development Agreement with CRP/PDC Badura & Cimarron Owner LLC for an industrial development on 26.8 acres, generally located south of Badura Avenue and west of Cimarron Road within Spring Valley. MN/dd (For possible action)
36. ORD-23-900150: Introduce an ordinance to consider adoption of a Development Agreement with SDMI BD LLC for a commercial development on 2.7 acres, generally located south of Blue Diamond Road and west of Lindell Road within Enterprise. JJ/dd (For possible action)
37. ORD-23-900171: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change in Assessors Books 161, 162, 163, 176, 177 and 191. (For possible action)
38. ORD-23-900195: Introduce an ordinance to consider adoption of a Development Agreement with Silver Meadow Properties LLC for a commercial development on 3.4 acres, generally located south of Sunset Road and west of Buffalo Drive within Spring Valley. MN/jm (For possible action)
39. ORD-23-900203: Introduce an ordinance to repeal Title 30 in its entirety, and replace and adopt Title 30, Chapters 30.01 through 30.07, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)
40. ORD-23-900221: Introduce an ordinance to consider adoption of the Title 30 Fee Schedule, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

41. ORD-23-900230: 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 April 5, 2023, April 19, 2023 and in Assessor's Books 140, 161, 162, 163, 176 and 177. (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.