



**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, AUGUST 2, 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 – 17 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 18 – 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 – 17):

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-23-0304-ACE A PROPCO:
DESIGN REVIEWS for the following: 1) amended comprehensive sign package; 2) increase wall sign area; and 3) increase animated sign area for a shopping center (Project 63) in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/syp (For possible action)
5. DR-23-0336-LV TOWER 52, LLC:
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the west side of Audrie Street within Paradise. JG/hw/syp (For possible action)
6. AR-23-400089 (UC-22-0204)-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:
USE PERMIT FIRST APPLICATION FOR REVIEW to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/rp/syp (For possible action)
7. AR-23-400093 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/syp (For possible action)

8. AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a residential local street; and 2) modified street standards.
DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action)
9. ET-23-400084 (VS-21-0192)-B-R OVATION LIMITED PARTNERSHIP:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jonathan Drive (alignment) and Bruner Avenue, and between Ensworth Street (alignment) and I-15 within Enterprise (description on file). MN/nai/syp (For possible action)
10. ET-23-400087 (UC-18-0235)-WASHCO R&D, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/dd/syp (For possible action)
11. ET-23-400096 (DR-19-0352)-DIAMOND PM, LLC:
DESIGN REVIEW SECOND EXTENSION OF TIME for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/mh/syp (For possible action)
12. UC-23-0302-USA:
USE PERMITS for the following: 1) public utility structures (electrical substation and 500 kV overhead transmission lines) and associated equipment; 2) increase height of public utility structures; 3) eliminate landscaping; and 4) eliminate trash enclosures.
DESIGN REVIEW for public utility structures with all ancillary and accessory structures in conjunction with an existing electrical substation on a portion of 1,107.8 acres in an O-S (Open Space) Zone. Generally located on the northwest side of I-15, approximately 2,400 feet north of Las Vegas Boulevard North within the Northeast County Planning Area. MK/hw/syp (For possible action)
13. UC-23-0306-MONTGOMERY, JOHN H. & ML FAM TR & MONTGOMERY, JOHN H. TRS:
USE PERMIT to allow accessory structures to not be architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/nai/syp (For possible action)
14. UC-23-0342-CHURCH FAITH COMMUNITY LUTHERAN:
USE PERMIT for a cemetery (to include a columbarium and prayer garden) in conjunction with a place of worship.
DESIGN REVIEWS for the following: 1) chapel; 2) modifications to a previously approved plan; and 3) cemetery (to include a columbarium with prayer garden) on 5.9 acres in a C-1 (Local Business) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the west side of Town Center Drive between Garden Park Drive and Garden Mist Drive within Summerlin South. JJ/bb/syp (For possible action)

15. WS-23-0333-MATTER UNCOMMONS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) approach distance; 2) throat depth; 3) curb return; and 4) driveway width.
DESIGN REVIEWS for the following: 1) modifications to a previously approved High Impact Project and mixed-use project; and 2) finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/sd/syp (For possible action)
16. ORD-23-900226: Conduct a public hearing on 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)
17. ORD-23-900228: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (18 – 41):

These items will be considered separately.

18. ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)
19. SC-23-0311-JDR OWNER, LLC:
STREET NAME CHANGE to name a private street/drive as Avenue Fontainebleau for a previously approved resort hotel (Fontainebleau) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Elvis Presley Boulevard within Winchester. TS/rr/syp (For possible action)

20. UC-23-0310-JDR OWNER, LLC:
USE PERMITS for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, convention areas, and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa/salon, fitness center, wedding chapel, and convention facilities; 5) kitchens within guestrooms; 6) nightclub; 7) a construction office and office within the parking structure; 8) recreational facility; 9) live entertainment; 10) all special uses as listed on file; and 11) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) reduce setbacks; 4) encroachment into airspace; 5) reduce loading spaces; 6) alternative landscaping and pedestrian realm; 7) permit tandem parking spaces; 8) allow primary means of access to a nightclub to not be through the interior of the resort hotel; and 9) all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) redesign of a loading dock structure and cover; 3) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 4) changes and modifications to a resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/syp (For possible action)
21. UC-23-0307-REMINGTON UTE, LLC:
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the setback for a proposed convenience store to a residential use; and 4) reduce the setback for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway geometrics; and 2) non-standard street improvement in the right-of-way.
DESIGN REVIEWS for the following: 1) proposed commercial complex; 2) lighting plan; and 3) finished grade on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action)
22. VS-23-0308-REMINGTON UTE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue (alignment) and Bermuda Road, and between Liberty Heights Avenue (alignment) and Starr Avenue within Enterprise (description on file). MN/jud/syp (For possible action)
23. TM-23-500073-REMINGTON UTE, LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Starr Avenue and Bermuda Road within Enterprise. MN/jud/syp (For possible action)
24. 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)

25. 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)
26. WC-23-400092 (ZC-18-0621)-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
WAIVER OF CONDITIONS of a zone change requiring to relocate the convenience store so it is a minimum of 100 feet from the existing residential development in conjunction with a retail center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
27. VS-23-0324-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and between Blue Diamond Road and Serene Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)
28. UC-23-0323-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce separation from a convenience store to a residential use; and 4) reduce separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative driveway geometrics; and 3) reduce driveway approach distance from the intersection.
DESIGN REVIEWS for the following: 1) retail center; and 2) finished grade on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
29. WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)
30. 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)

31. 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)
32. 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)
33. 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)
34. NZC-23-0239-CIRCLE Q RANCH II, LLC:
ZONE CHANGES for the following: 1) reclassify 4.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone; and 2) reclassify 2.7 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) increase accessory structure height; 3) alternative street landscaping; 4) eliminate landscaping adjacent to a less intensive use; and 5) off-site improvements (streetlights).
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

Waiver of Development Standards #3 was Withdrawn without prejudice

35. VS-23-0240-CIRCLE Q RANCH II, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Grand Canyon Drive and Blanco Vista Street (alignment); a portion of right-of-way being Park Street located between Pebble Road and Raven Avenue (alignment); and a portion of a right-of-way being Grand Canyon Drive located between Pebble Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

36. TM-23-500068-CIRCLE Q RANCH II, LLC:
TENTATIVE MAP consisting of 34 residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Pebble Road within Enterprise. JJ/md/syp (For possible action)

PC Action - Approved

APPEAL

37. WS-23-0202-SMALLEY MITCHELL DANE & PRENTICE DONNA MARIE:
HOLDOVER 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

38. ORD-23-900242: Introduce an ordinance to consider adoption of a Development Agreement with Colin Imani Living Trust Et al & Imani Dariush TRS, Eagle Nest Henderson, LLC, and the Moradi – Hakimian Revocable Living Trust for a single family residential development on 11.8 acres, generally located north of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/jm (For possible action)
39. ORD-23-900270: Introduce an ordinance to consider adoption of a Development Agreement with DR Horton, Inc. for a townhouse planned unit development on 14.7 acres, generally located south of Serene Avenue and west of Decatur Boulevard within Enterprise. JJ/jm (For possible action)
40. ORD-23-900203: Conduct a public hearing on 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)
41. ORD-23-900221: Conduct a public hearing on an ordinance to consider adoption of the Title 30 Fee Schedule, make corrections and clarifications as appropriate, and direct staff accordingly. (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.