



**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, FEBRUARY 22, 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 – 20 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 21 – 35 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 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](mailto: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 – 20):**

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. ET-22-400130 (ZC-20-0372)-DIAMOND INDIAN SPRINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 2) reduce intersection off-set.  
DESIGN REVIEW for a proposed single family residential development on 17.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Boulder Lane, approximately 720 feet east of Harnedy Road within Indian Springs. RM/dd/ja (For possible action)
5. ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:  
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-22-400138 (VS-17-0049)-LV RAINBOW, LLC:  
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment), and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue, and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessori Street (alignment) within Enterprise (description on file). JJ/tpd/syp (For possible action)
7. VS-22-0705-CRP/PDC BADURA & CIMARRON OWNER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue, and between Durango Drive and Gagnier Boulevard (alignment), a portion of a right-of-way being Badura Avenue located between Durango Drive and Cimarron Road, and a portion of right-of-way being Cimarron Road located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)
8. DR-22-0704-CRP/PDC BADURA & CIMARRON OWNER, LLC:  
DESIGN REVIEW for finished grade in conjunction with an approved distribution center on 28.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Cimarron Road within Spring Valley. MN/gc/syp (For possible action)

9. TM-22-500230-CRP/PDC BADURA & CIMARRON OWNER, LLC:  
TENTATIVE MAP for an industrial subdivision on 28.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Cimarron Road within Spring Valley. MN/gc/syp (For possible action)
10. WS-22-0685-PROLOGIS LP:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) street landscaping; and 3) throat depth.  
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)
11. ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 4.4 acres (previously notified as 2.9 acres) from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
USE PERMIT (previously not notified) for a townhouse planned unit development (PUD).  
WAIVERS OF DEVELOPMENT STANDARDS (previously not notified) for the following: 1) reduce the minimum lot size for a PUD; 2) reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; 3) alternative driveway geometrics; 4) allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; 5) allow a non-standard gated entry design; and 6) reduce driveway width.  
DESIGN REVIEWS for the following: 1) a townhouse PUD (previously notified as a single family detached residential development); and 2) finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jad/ja (For possible action)
12. ZC-22-0693-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify 8.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
USE PERMIT for a residential planned unit development.  
WAIVER OF DEVELOPMENT STANDARDS for street intersection off-set.  
DESIGN REVIEW for a single family residential planned unit development in the CMA Design Overlay District. Generally located on the southwest corner of Buffalo Drive and Oquendo Road within Spring Valley (description on file). MN/gc/syp (For possible action)
13. VS-22-0694-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Miller Lane and Buffalo Drive; a portion of a right-of-way being Buffalo Drive located between Oquendo Road and Patrick Lane; and a portion of a right-of-way being Oquendo Road located between Miller Lane and Buffalo Drive within Spring Valley (description on file). MN/gc/syp (For possible action)
14. TM-22-500227-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 78 single family residential planned unit development lots and common lots on 8.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Buffalo Drive and Oquendo Road within Spring Valley. MN/gc/syp (For possible action)

15. NZC-22-0592-4350 NELLIS BLVD, LLC:  
HOLDOVER AMENDED ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.  
DESIGN REVIEWS for the following: 1) proposed distribution center; and 2) alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

16. VS-22-0593-4350 NELLIS BLVD, LLC:  
HOLDOVER AMENDED VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

17. NZC-22-0642-JAMIESON, JARRETT & TARA:  
ZONE CHANGE to reclassify 1.1 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) Zone and a C-P (Office and Professional) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive use; 2) allow non-gated parking; and 3) reduced driveway approach distance.  
DESIGN REVIEWS for the following: 1) office buildings; and 2) alternative parking lot landscaping located partially in the Russell Road Transition Corridor Overlay District. Generally located on the south side of Russell Road, 130 feet west of McLeod Drive within Paradise (description on file). JG/gc/syp (For possible action)

PC Action - Approved

18. PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:  
PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed Use (CM) on 3.8 acres. Generally located on the southwest corner of (Decatur Boulevard) and (Post Road) within Spring Valley (description on file). MN/gtb (For possible action)

PC Action - Adopted

19. ZC-22-0648-DECATUR POST, LLC:  
ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) Zone and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action)

PC Action - Approved

20. ORD-23-900002: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Silver Hinson, LLC for a single family residential development (Grand Canyon & Gomer) on 5.0 acres, generally located north of Gomer Road and west of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

#### **NON-ROUTINE ACTION ITEMS (21 - 35):**

These items will be considered separately.

21. 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)
22. 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)
23. VS-22-0675-TIGER REAL ESTATE LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Westwind Road, and between Russell Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/ja (For possible action)
24. WS-22-0674-TIGER REAL ESTATE LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase wall height; 3) decrease call box setback; 4) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 5) decrease private street width.  
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within the CMA Design Overlay District. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/lm/ja (For possible action)
25. VS-22-0699-DWSMC ONE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Durango Drive and Gagnier Boulevard; a portion of a right-of-way being Arby Avenue located between Durango Drive and Gagnier Boulevard; and a portion of right-of-way being Gagnier Boulevard located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/md/syp (For possible action)

26. UC-22-0698-DWSMC ONE, LLC:  
USE PERMITS for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); 2) reduce width of loading spaces; and 3) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/md/syp (For possible action)
27. WS-22-0147-LV JUDSON, LP:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)
28. WS-22-0700-AMH NV7 DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow non-standard improvements within the right-of-way.  
DESIGN REVIEW for finished grade in conjunction with a previously approved detached single family residential development on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/hw/syp (For possible action)
29. WS-22-0702-WILLS ROBERT C & PATRICIA Z:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEW for finished grade in conjunction with a detached single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Tee Pee Lane and Lone Mountain Road within Lone Mountain. RM/sd/syp (For possible action)
30. 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) reduced parking; 4) reduced throat depth; and 5) reduced 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)

31. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:  
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action)

PC Action - Forward from 2/21/23 meeting

32. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

PC Action - Forward from 2/21/23 meeting

33. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:  
TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/syp (For possible action)

PC Action - Forward from 2/21/23 meeting

### **ORDINANCES – INTRODUCTION**

34. ORD-22-900590: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single family residential development (Chieftain & Serene) on 2.6 acres, generally located north of Serene Avenue and east of Chieftain Street within Enterprise. JJ/dd (For possible action)
35. ORD-23-900035: Introduce an ordinance to consider adoption of a Development Agreement with Alexander Mackovski for a hotel and a commercial building (Las Vegas & Cactus) on 2.8 acres, generally located east of Las Vegas Boulevard and south of Cactus Avenue within Enterprise. MN/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.