



**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, MARCH 20, 2024**

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 Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 12 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 13 – 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 – 12):

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-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME 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 on 17.6 acres in an IP (Industrial Park) Zone and the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/rp/ng (For possible action)
5. ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.
DESIGN REVIEWS for the following: 1) data center; 2) signage; 3) communication tower; and 4) increase finished grade on 27.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action)
6. ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/my/ng (For possible action)
7. ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:
ZONE CHANGE to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building. Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file). JJ/jud/syp (For possible action)

8. ZC-23-0868-SPRING MOUNTAIN PROCYON LLC:
ZONE CHANGE to reclassify 5.7 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) height setback from an arterial street; and 3) driveway geometrics.
DESIGN REVIEW for a commercial center. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). JJ/rr/ng (For possible action)
9. VS-23-0872-SPRING MOUNTAIN PROCYON LLC:
VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action)
10. TM-23-500185-SPRING MOUNTAIN PROCYON LLC:
TENTATIVE MAP consisting of 1 commercial lot on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. JJ/rr/ng (For possible action)
11. ZC-23-0935-INDIAN SPRINGS ESTATES MHP, LLC:
ZONE CHANGE to reclassify a 6.8 acre portion of 24.1 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) reduce height/setback ratio; 3) reduce gate setbacks; 4) eliminate full off-site improvements; and 5) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located on the north side of Boulder Lane and the east side of MacFarland Avenue within Indian Springs (description on file). RM/hw/syp (For possible action)
12. ORD-24-900040 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Remington Ute LLC for a commercial development on 1.7 acres, generally located south of Windmill Lane and west of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 41):

These items will be considered separately.

13. VS-24-0021-HOWARD HUGHES PROPERTIES, INC:
VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Hualapai Way and between Flamingo Road and CC 215; a portion of right-of-way being Zenith Drive located between Flamingo Road and CC 215; and a portion of a right-of-way being Meridian Vista Drive located between Hualapai Way and Town Center Drive within Summerlin South (description on file). JJ/jor/ng (For possible action)

14. VC-24-0020-HOWARD HUGHES PROPERTIES, INC:
VARIANCES for the following: 1) allow a motion picture production studio; 2) allow special events; 3) increase building height; 4) increase wall height; 5) increase driveway width; and 6) allow a knuckle.
DESIGN REVIEWS for the following: 1) a motion picture production studio; and 2) lighting on a 30.8 acre portion of 69.6 acres in a C-3 (General Commercial) P-C (Planned Community Overlay) Zone.
Generally located on the north side of Flamingo Road, 600 feet east of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)
15. UC-24-0013-LEADING EDGE VENTURES LLC:
USE PERMIT for an airstrip.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase non-decorative security fence height; 2) eliminate on-site landscaping; 3) eliminate parking area landscaping; and 4) eliminate buffering and screening.
DESIGN REVIEW for an airstrip on a 40.2 acre portion of a 242.4 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located 4.1 miles east of the Nye/Clark County border and 1.1 miles north of SR 160 within the Northwest County Planning Area. JJ/md/ng (For possible action)
16. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
17. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
18. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
19. WS-23-0873-NELSON, ROY C.:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and landscaping; and 2) full off-site improvements.
DESIGN REVIEW for a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action)
20. WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) on-site lighting consisting of low sodium, inward direct features to be included with each design review; 2) A-1 landscaping along all major street frontages; and 3) recording reciprocal, perpetual cross access, ingress/egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)

21. VS-23-0914-DIAMOND RANCH II, LLC:
VACATE AND ABANDON a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action)
22. WS-23-0912-DIAMOND RANCH II, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) alternative parking lot landscaping; and 3) allow attached sidewalk.
DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)
23. WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:
HOLDOVER 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)
24. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)
25. PA-23-700052-BROHAWK, LLC, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 6.7 acres. Generally located on the northwest corner of Mohawk Street and Post Road within Spring Valley. MN/gc (For possible action)

PC Action - Adopted

26. ZC-23-0899-BROHAWK LLC:
ZONE CHANGE to reclassify 2.3 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; and 2) CMA Design Overlay site development, architectural, screening, and landscape standards.
DESIGN REVIEW for an office/warehouse in the CMA Design Overlay District. Generally located on the west side of Mohawk Street, 625 feet north of Post Road within Spring Valley (description on file). MN/rr/syp (For possible action)

PC Action - Approved

27. VS-23-0901-BROHAWK LLC:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Lindell Road and Mohawk Street, and a portion of a right-of-way being Mohawk Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/rr/syp (For possible action)

PC Action - Approved

28. PA-23-700055-GTL PROPERTIES, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

29. ZC-23-0931-GTL PROPERTIES LLC:
ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

PC Action - Approved

30. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:
ZONE CHANGE to reclassify 2.6 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) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

31. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

32. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:
TENTATIVE MAP consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

33. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)

34. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespe Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)
35. ZC-24-0023-LI & SHAO INC, ET AL:
ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action)

APPEALS

36. ET-23-400145 (UC-22-0141)-BERGIN DAVID & CHRISTEL:
APPEAL USE PERMIT FIRST EXTENSION OF TIME to allow an accessory structure (enclosed tennis court with lights) prior to a principal use (residence) on a portion of 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tioga Way and the north side of Ackerman Avenue (alignment) within Lone Mountain. MK/mh/syp (For possible action)

PC Action - Approved

37. UC-23-0888-SCOTT MARK HAROLD:
APPEAL USE PERMIT for accessory structures on 1.6 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 164 and approximately 1,800 feet west of US Hwy 95 within Searchlight. MN/tpd/ng (For possible action)

PC Action - Approved

AGENDA ITEM

38. AG-24-900139: Discuss whether to initiate applications for Master Plan Amendments and Zone Changes for various parcels located along Blue Diamond Road, west of Hualapai Way, currently zoned H-2 (General Highway Frontage) District, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

39. ORD-23-900172: 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 in Assessor's Books 164, 175, 176, 177 and 191. (For possible action)
40. ORD-24-900008 Introduce an ordinance to consider adoption of a Development Agreement with IHC Health Services, INC for a commercial development on 9.25 acres, generally located north of Badura Avenue and east of Gagnier Boulevard within Spring Valley. MN/lg (For possible action)
41. ORD-24-900037: 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 December 6, 2023, December 20, 2023, January 3, 2024 in Assessor's Books 140, 161, 162, 163, 176, 177, and 255. (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.