



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
1:00 PM, TUESDAY, OCTOBER 4, 2022**

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 – 48 are non-routine public hearing items for possible action.

These items will be considered separately.

The Board of County Commissioners will take a minimum 15 minute break at approximately 3:30 p.m.

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. 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. DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):
DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)
5. DR-22-0479-LAGUNA RICARDO & MARISELA:
DESIGN REVIEW for finished grade for a previously approved single family residential development on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/lm/syp (For possible action)
6. ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:
DESIGN REVIEW FIRST EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) finished grade on a portion of 45.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/dd/syp (For possible action)
7. UC-22-0453-GYPSUM RESOURCES LLC:
USE PERMIT for a single family residential planned unit development.
DESIGN REVIEWS for the following: 1) single family residential planned unit development; and 2) finished grade on 671.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)
8. TM-22-500161-GYPSUM RESOURCES, LLC:
TENTATIVE MAP consisting of 429 lots and common lots on 671.0 acres in an R-U (Rural Open Land) Zone. Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)
9. VS-22-0485-CLARK COUNTY:
VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Bridal Cave Avenue and Rome Boulevard, a portion of a right-of-way being Mustang Street located between Deer Springs Way and Rome Boulevard, a portion of a right-of-way being Maverick Street located between Deer Springs Way and Rome Boulevard, and a portion of right-of-way being Deer Springs Way between Maverick Street and Rebecca Road (alignment) within Lone Mountain (description on file). MK/jud/syp (For possible action)

10. WS-22-0474-BEAZER HOMES HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action)
11. ZC-22-0450-STIMPSON KENNETH O:
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce height/setback ratio; 3) building design standards; and 4) allow modified driveway design.
DESIGN REVIEWS for the following: 1) warehouse and fabrication shop; and 2) alternative parking lot landscaping. Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action)
12. ZC-22-0471-GREEN WOOD VALLEY INC:
ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.
DESIGN REVIEW for an office/warehouse facility. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)
13. VS-22-0470-GREEN WOOD VALLEY INC:
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)
14. ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:
ZONE CHANGE to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a motel. Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor (description on file). TS/sd/syp (For possible action)
15. NZC-22-0392-SOUTHWEST CORPORATE CAMPUS LLC:
ZONE CHANGE to reclassify 3.7 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) distribution warehouse complex; and 2) finished grade in the CMA Design Overlay District. Generally located on the east side of Warbonnet Way and the north side of Sunset Road within Spring Valley (description on file). MN/rk/jo (For possible action)

PC Action - Approved

16. CP-22-900601: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

17. ORD-22-900514: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV14 Development, LLC for a single family development (Cactus & Mann) on 6.5 acres, generally located north of Cactus Avenue and west of Mann Street within Enterprise. JJ/dd (For possible action)
18. ORD-22-900550: Conduct a public hearing on 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 140, 161, 162, 163, 176, 177, and 191. (For possible action)

NON-ROUTINE ACTION ITEMS (19 - 48):

These items will be considered separately.

19. UC-22-0377-KETHER, LLC:
HOLDOVER USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)
20. UC-22-0461-ITAI INVESTMENTS, LLC:
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)
21. UC-22-0468-WESTSTATE LAND:
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)
22. WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

23. WS-22-0463-LV LIVE LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)
24. WS-22-0464-SERVICE MASTERS PROPERTY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)
25. WS-22-0466-PRECISION PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)
26. WS-22-0467-5 STAR DEVELOPMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)
27. VS-22-0447-4251 OQUENDO RD LLC:
VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)
28. UC-22-0446-4251 OQUENDO RD LLC:
USE PERMITS for the following: 1) outdoor banquet facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.
DESIGN REVIEWS for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)
29. VS-22-0460-1984 DEVELOPMENT LLC:
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

30. UC-22-0459-1984 DEVELOPMENT LLC:
USE PERMITS for the following: 1) a 230kV electric substation; 2) 230kV transmission lines; 3) increase the height of utility structures; and 4) waive trash enclosure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; 2) proposed utility structures (200kV to 230kV transmission lines); and 3) finished grade on 9.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)
31. TM-22-500164-1984 DEVELOPMENT LLC:
TENTATIVE MAP for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)
32. WS-22-0454-REPUBLIC RECYCLING SERVICES NV:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate parking lot landscaping; 3) alternative perimeter screening; 4) reduced throat depth; 5) driveway width; 6) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and 7) allow non-standard improvements.
DESIGN REVIEWS for the following: 1) modifications to an existing manufacturing facility and recycling center; and 2) finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (For possible action)
33. WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce net lot area; 3) reduce setbacks; and 4) establish alternative yards.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 1.89 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action)
34. 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)

35. ZC-22-0432-AFF SERIES HOLDINGS, LLC:
ZONE CHANGE to reclassify 3.0 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.
DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) increase finished grade. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise (description on file). JJ/sd/syp (For possible action)
36. ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for a residential Planned Unit Development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) intersection off-set; 2) alternative street design; 3) alternative private street sections; and 4) setbacks.
DESIGN REVIEWS for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade. Generally located on the northwest corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)
37. VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue and between Cameron Street and Ullom Drive and an easement along Frias Avenue between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)
38. TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise. JJ/sd/syp (For possible action)
39. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Denied

40. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Denied

41. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

PC Action - Denied

APPEAL

42. TM-22-500152-COYOTE SPRINGS NEVADA, LLC:
APPEAL TENTATIVE MAP consisting of 575 single family residential lots and common lots on 142.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Coyote Springs Master Planned Community. Generally located on the east side of Coyote Springs Parkway, 3,550 feet north of State Route 168 within the Northeast County. MK/rk/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

43. ORD-22-900508: Introduce an ordinance to consider adoption of a Development Agreement with Rainbow Buffalo Land Co LLC and Rainbow Hughes Land Co LLC for a multiple family development (Redwood & Badura) on 14.0 acres, generally located south of Badura Avenue and west of Redwood Street within Enterprise. MN/dd (For possible action)
44. ORD-22-900552: Introduce an ordinance to consider adoption of a Development Agreement with ZUFFA RE, LLC and ZC II, LLC for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/dd (For possible action)
45. ORD-22-900553: Introduce an ordinance to consider adoption of a Development Agreement with Magnus Vegas, LLC for a single family residential development (Ford & Tenaya) on 37.9 acres, generally located east and west of Tenaya Way and north of Torino Avenue within Enterprise. JJ/dd (For possible action)
46. ORD-22-900561: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV15 Development, LLC for a single family residential development (Tee Pee and Big Park) on 5.0 acres, generally located south of Big Park Avenue and east of Tee Pee Lane within Enterprise. JJ/dd (For possible action)
47. ORD-22-900562: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV14 Development, LLC for a single family residential development (Ford and Grand Canyon) on 5.5 acres, generally located south of Ford Avenue, and east and west of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)
48. ORD-22-900636: 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 July 20, 2022, August 3, 2022, and August 17, 2022. (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.