



**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, JUNE 18, 2024**

ADDENDUM

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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 – 11 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 12 – 45 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 2 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 – 11):

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. AR-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
USE PERMITS SECOND 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 RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/ng (For possible action)
5. ET-24-400049 (ZC-22-0154)-KNG LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and 2) allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center on 3.5 acres in a CG (Commercial General) Zone. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise. TS/my/ng (For possible action)
6. ET-24-400051 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative landscaping.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade on 10.5 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/nai/ng (For possible action)

7. ZC-24-0177-COLTON CORPORATION LLC:
ZONE CHANGE to reclassify 10.37 acres of a 16.51 acre parcel from a CR (Commercial Resort) Zone, an H-2 (General Highway Frontage) Zone, and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight (description on file). MN/rr (For possible action)
8. UC-24-0178-COLTON CORPORATION LLC:
USE PERMIT for a truck stop.
DESIGN REVIEWS for the following: 1) truck stop and vehicle maintenance and repair facility; and 2) final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. MN/rr/ng (For possible action)
9. ORD-24-900134: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango 215 Residential, LLC for a multi-family residential development on 13.0 acres, generally located south of Roy Horn Way and west of Durango Drive within Spring Valley. JJ/lg (For possible action)
10. ORD-24-900144: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Namaz LLC for a commercial development on 3.71 acres, generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/lg (For possible action)
11. ORD-24-900154: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Kether LLC for a commercial development on 3.54 acres, generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/lg (For possible action)

NON-ROUTINE ACTION ITEMS (12 – 45):

These items will be considered separately.

12. 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) reduce 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)

13. 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)
14. UC-24-0166-EARTH MOVING LLC:
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action)
15. UC-24-0214-KG REAL ESTATE, LLC:
USE PERMITS for the following: 1) office as a principal use; and 2) outside storage.
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for office/warehouse with outside storage on 3.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/lm/ng (For possible action)
16. VS-24-0164-RUSSELL DAREL:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/dd/ng (For possible action)
17. WS-24-0163-RUSSELL DAREL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. MN/dd/ng (For possible action)
18. 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)
19. WS-24-0172-SC 2006 LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate parking; 2) reduce and eliminate landscaping; and 3) residential adjacency standards.
DESIGN REVIEW for modifications to an existing multiple family residential development on 5.36 acres in an RM32 (Residential Multi-Family 32) Zone within the Maryland Parkway Overlay. Generally located on the north side of Viking Road, approximately 100 feet west of Spencer Street within Paradise. TS/hw/ng (For possible action)

20. ZC-24-0085-HUANG SUJUAN:
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action)
21. WS-24-0086-HUANG, SUJUAN:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.
DESIGN REVIEW for a multi-family residential development on a portion of 1.0 acre in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action)
22. ZC-24-0155-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 8.21 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)
23. VS-24-0157-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Tenaya Way and Pioneer Way and a portion of right-of-way being Tenaya Way located between Arby Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/ng (For possible action)
24. WS-24-0156-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce throat depth; and 3) reduce departure distance.
DESIGN REVIEW for a distribution center on 8.21 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Badura Avenue and Tenaya Way within Spring Valley. MN/sd/ng (For possible action)
25. PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action)

PC Action - Adopted

26. ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
ZONE CHANGE to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action)

PC Action - Approved

27. WS-24-0096-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) increase fill height; and 3) increase wall height.
DESIGN REVIEW for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

PC Action - Approved

28. TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
TENTATIVE MAP consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

PC Action - Approved

29. PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

30. ZC-24-0136-DOGWOOD HICKORY, LLC:
ZONE CHANGE to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action)

PC Action - Approved

31. VS-24-0135-DOGWOOD HICKORY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action)

PC Action - Approved

32. WS-24-0134-DOGWOOD HICKORY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-sites; and 5) allow a non-standard improvement within the right-of-way.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single family residential development on 8.59 acres in an RS-10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

PC Action - Approved

33. TM-24-500034-DOGWOOD HICKORY, LLC:
TENTATIVE MAP consisting of 24 single family residential lots on 8.59 acres in an RS10 (Single-family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

PC Action - Approved

34. AG-24-900395: Approve and authorize the Chair to sign the settlement agreement to resolve litigation between Gypsum Resources, LLC and Clark County, et al. (For possible action)

35. WC-18-400232 (MP-0313-11)-GYPSUM RESOURCES I, LLC:
WAIVER OF CONDITIONS of a Concept Plan requiring right-of-way approval from the Bureau of Land Management (BLM) for primary access is required prior to approval of Specific Plan in conjunction with a mixed use comprehensive master planned community (Gypsum Reclamation) on approximately 2,400 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sr (For possible action)
36. MPP-11-0469-GYPSUM RESOURCES, LLC:
MAJOR PROJECT for a Public Facilities Needs Assessment (PFNA) to address issues of concern to Clark County in conjunction with a mixed use comprehensive master planned community (Gypsum Reclamation) on approximately 2,400 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sr (For possible action)
37. MPS-11-0468-GYPSUM RESOURCES I, LLC:
MAJOR PROJECT for a Specific Plan for a mixed-use comprehensive master planned community (Gypsum Reclamation) and to establish the framework and guidelines for future land use requests and development, and to address issues, improvements, and phasing of improvements identified by the Board of County Commissioners on approximately 2,400 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock (description on file). JJ/sr (For possible action)

AGENDA ITEMS

38. CP-24-900244: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)
39. AG-24-900342: Discuss whether to initiate a Master Plan Amendment to the Southwest- Las Vegas Valley Transportation Map of the Clark County Master Plan, and direct staff accordingly. (For possible action)
40. AG-24-900379: Discuss whether to initiate an application for a Master Plan Amendment for 5 parcels located on the north side of CC 215 and south of Bilpar Road, between Tenaya Way and Rio Vista Street, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

41. ORD-24-900052: Introduce an ordinance to consider adoption of a Development Agreement with Beedie (Pioneer Sunset) NV Property Limited Partnership for a distribution center on 6.1 acres, generally located north of Sunset Road and east of Pioneer Way within Spring Valley. MN/lg (For possible action)
42. ORD-24-900150: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 5.0 acres, generally located north of Gomer Road and east of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)
43. ORD-24-900161: Introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond M-E, LLC for a restaurant on 1.0 acre, generally located south of Blue Diamond Road and west of Buffalo Drive within Enterprise. JJ/lg (For possible action)

44. ORD-24-900186: Introduce an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust, ZSKSMAZ Township Family Trust, Mak Zak LLC, Jones Ford Lindell LLC, SDIP Pre-Dev Holdings LLC, & LV Silverado Schuster LLC for a multi-family residential development on 12.8 acres, generally located west of Valley View Boulevard and north of Silverado Ranch Boulevard within Enterprise. JJ/lg (For possible action)
45. ADDENDUM ORD-24-900417: Introduce an ordinance to consider the adoption of a Development Agreement with Gypsum Resources, LLC on approximately 2,400 acres for mixed-use comprehensive master planned development, generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159. (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.