



**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 6, 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 Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 15 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 16 – 27 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 – 15):

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-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:
HOLDOVER 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)
5. VS-23-0811-FLAMINGO LV OPERATING CO, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/jd (For possible action)
6. UC-23-0810-FLAMINGO LV OPERATING CO, LLC:
HOLDOVER USE PERMIT to allow the primary means of access to an existing outside dining and drinking area from an exterior entrance.
DEVIATIONS for the following: 1) reduce landscaping; 2) reduce the special setback; and 3) deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow a modified non-standard improvement within a right-of-way.
DESIGN REVIEWS for the following: 1) expansion of an existing outside dining and drinking area; 2) exterior façade upgrades; 3) modifications to a previously approved comprehensive sign plan in conjunction with a Resort Hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/jor/jd (For possible action)
7. VS-23-0917-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:
VACATE AND ABANDON a portion of a right-of-way being Cameron Street located between Sirius Avenue and Desert Inn Road, a portion of a right-of-way being Sirius Avenue located between Cameron Street and Warnock Road, a portion of a right-of-way being Warnock Road located between Sirius Avenue and Desert Inn Road, and a portion of a right-of-way being Desert Inn Road located between Cameron Street and Warnock Road within Winchester (description on file). JJ/bb/ng (For possible action)

8. WS-23-0916-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; and 3) reduce driveway throat depth. DESIGN REVIEWS for the following: 1) a school (Cashman Middle School); 2) finished grade; 3) signage; and 4) lighting on 18.3 acres in a P-F (Public Facility) Zone. Generally located on the south side of Sirius Avenue and the east side of Warnock Road within Winchester. JJ/bb/ng (For possible action)
9. WS-23-0814-JRJ INVESTMENTS, INC:
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way (previously not notified).
DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)
10. PA-23-700044-DIAMOND CACTUS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

11. ZC-23-0823-DIAMOND CACTUS, LLC:
ZONE CHANGE to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) equipment rental facility; and 2) outside storage and display. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Approved

12. VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (alignment) and Cactus Avenue; and between Rainbow Boulevard and Torrey Pines Drive; a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Approved

13. ZC-23-0915-ROOHANI RAMAK:
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-1) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)
14. ORD-23-900585 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust, Sunset Corridor, LLC, & Sunset Interchange, LLC for a single family residential development on 9.6 acres, generally located south of Sunset Road and west of Quarterhorse Lane within Spring Valley. JJ/jm (For possible action)

15. ORD-23-900607 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single family residential development on 9.9 acres, generally located south of Gomer Road (alignment) and east of Buffalo Drive within Enterprise. JJ/jm (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 27):

These items will be considered separately.

16. UC-23-0542-PARADISE CENTER LLC:
USE PERMIT to allow a cannabis establishment (consumption lounge).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a non-restricted gaming property.
DESIGN REVIEW for a proposed cannabis establishment (consumption lounge) in conjunction with an existing retail cannabis store within a commercial building on 1.0 acre in a CG (Commercial General) Zone and the AE-65 and AE-70 Airport Environs Overlay. Generally located on the east side of Paradise Road and the south side of Naples Drive within Paradise. JG/sd/syp (For possible action)
17. UC-23-0910-GURU NANAK DEV CHARITABLE TRUST ETAL:
HOLDOVER USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk with alternative landscaping; 2) increase building height; 3) reduce parking; 4) reduce driveway throat depth; 5) reduce driveway departure distance; and 6) reduce driveway width.
DESIGN REVIEW for a place of worship on 2.4 acres in a C-P (Office and Professional) Zone and an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Pearlite Avenue within Paradise. JG/jor/syp (For possible action)
18. 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)
19. WS-23-0927-MAGGIE & EL CAPITAN, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) increase retaining wall height; and 3) full off-site improvements.
DESIGN REVIEW for finished grade on 2.1 acres in an R-E (Rural Estate Residential) (RNP-II) Zone. Generally located on the east side of El Capitan Way and the south side of Maggie Avenue within Lone Mountain. MK/tpd/syp (For possible action)
20. WS-24-0004-ROYCE SHADOW MOUNTAIN VILLAGE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth to a call box in conjunction with a manufactured home park on 30.9 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the south side of Karen Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/ng (For possible action)
21. PA-23-700048-MKAT CAPITAL GROUP, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.3 acres. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley. MN/gc (For possible action)

22. ZC-23-0838-MKAT CAPITAL GROUP, LLC:
AMENDED ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT to allow offices as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping adjacent to a less intensive use; 2) parking lot configuration (no longer needed); 3) building height (no longer needed); 4) reduce required parking; and 5) driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action)

PC Action - Approved

23. VS-23-0839-MKAT CAPITAL GROUP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road; and between Santa Margarita Street and Redwood Street; and a portion of right-of-way being Santa Margarita Street located between Patrick Lane and Post Road within Spring Valley (description on file). MN/hw/syp (For possible action)

PC Action - Approved

24. ZC-23-0791-CYCLONE D G, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.2 acres from an R-E (Rural Residential Estate) Zone to a C-2 (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) allow modified street standards; and 3) allow modified driveway design standards.
DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM/bb/syp (For possible action)

25. 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)

26. 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 Gilespie 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)

ORDINANCE – INTRODUCTION

27. ORD-24-900040 Introduce 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)

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.