



**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, OCTOBER 19, 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 – 23 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 24 – 40 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 11:30 a.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](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 – 23):**

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-22-0486-CRP CALIDA CIMARRON OWNER LLC:  
DESIGN REVIEW for lighting in conjunction with a multiple family residential development on 17.1 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/lm/syp (For possible action)
5. DR-22-0495-MYERS WAREHOUSE, LLC:  
DESIGN REVIEW for finished grade in conjunction with a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/md/syp (For possible action)
6. 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)

7. 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)
8. ET-22-400100 (WS-20-0294)-HERBST FAMILY LIMITED PARTNERSHIP II:  
DESIGN REVIEW FIRST EXTENSION OF TIME for a parking garage in conjunction with an existing convenience store with gasoline station and warehouse on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue and the north side of Russell Road within Paradise. MN/sr/syp (For possible action)
9. ET-22-400102 (WS-19-0816)-STONEGATE PROPERTY HOLDINGS LLC:  
WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: 1) reduced 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/sr/syp (For possible action)
10. UC-22-0494-RICHMOND LIMITED PARTNERSHIP:  
USE PERMITS for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club).  
DESIGN REVIEW for outside dining and seating areas in conjunction with a proposed restaurant within a shopping center on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/jgh/syp (For possible action)
11. UC-22-0498-RESORTS WORLD LAS VEGAS, LLC:  
USE PERMITS for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/sr/syp (For possible action)
12. UC-22-0521-COUNTY OF CLARK (LV CONV AUTH):  
USE PERMITS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.  
DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive, and the east and west sides of University Center Drive within Paradise. TS/lm/syp (For possible action)
13. VS-22-0519-POLV, LLC  
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Las Vegas Boulevard South and Audrie Street (alignment) within Paradise (description on file). JG/md/syp (For possible action)

14. UC-22-0518-POLV, LLC:  
USE PERMITS for the following: 1) high impact project; 2) resort hotel; 3) public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, conventions, and parking structure; 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa and fitness center, wedding chapel, vehicle (automobile) sales, and convention facilities; 5) kitchens within guest rooms; and 6) deviations as depicted per plans on file.  
DEVIATIONS for the following: 1) increased building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced parking; 5) reduced loading spaces; 6) alternative landscaping and pedestrian realm; 7) permit tandem parking spaces; and 8) all other deviations as depicted per plans on file.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) allow non-standard improvements within the right-of-way.  
DESIGN REVIEWS for the following: 1) high impact project; and 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action)
15. ZC-22-0450-STIMPSON KENNETH O:  
HOLDOVER 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)
16. NZC-22-0425-I20 RAINBOW, LLC:  
ZONE CHANGE to reclassify 15.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone in conjunction with a previously approved industrial complex. Generally located on the east side of Rainbow Boulevard and the south side of Levi Avenue within Enterprise (description on file). JJ/rk/syp (For possible action)
- PC Action - Approved
17. CP-22-900601 HOLDOVER: 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)
18. ORD-22-900508: Conduct a public hearing on 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)
19. ORD-22-900552: Conduct a public hearing on 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)
20. ORD-22-900553: Conduct a public hearing on 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)

21. ORD-22-900561: Conduct a public hearing on 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)
22. ORD-22-900562: Conduct a public hearing on 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)
23. ORD-22-900636: 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 on July 20, 2022, August 3, 2022 and August 17, 2022. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (24 - 40):**

These items will be considered separately.

24. 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)
25. UC-22-0459-1984 DEVELOPMENT LLC:  
HOLDOVER 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)
26. UC-22-0502-FINDLAY FAMILY PROPERTIES LP:  
USE PERMITS for the following: 1) allow an auction (vehicle); and 2) public address system.  
DESIGN REVIEW for an auction (vehicle) on a portion of 8.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Lindell Road within Spring Valley. JJ/sd/syp (For possible action)

27. WC-22-400105 (NZA-18-0006)-DOLLAR SELF STORAGE 22 LLC:  
WAIVER OF CONDITIONS of a zone change requiring the applicant to construct a north perimeter wall adjacent to the residential developments (APNs 176-14-401-045 & 046); the top course of the wall to be stucco to match adjacent wall; the wall height to be 7 feet tall as measured from APNs 176-14-401-045 & 046, respectively; and the wall to be constructed prior to the issuance of a certificate of occupancy or business license in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action)
28. DR-22-0500-DOLLAR SELF STORAGE 22 LLC:  
DESIGN REVIEW for lighting in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action)
29. 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)
30. WS-22-0343-DURANGO ROBINDALE, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.  
DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)
31. ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER 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)
32. VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER 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)
33. TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
HOLDOVER 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)

34. NZC-22-0305-GRAND CANYON, LLC & NAHAI ILIEN:  
AMENDED ZONE CHANGE to reclassify 15.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) (RNP-I) Zone (previously notified as R-E) to an R-2 (Medium Density Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce street width.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Denied

35. NZC-22-0397-JONES TECO HOLDINGS, LLC:  
ZONE CHANGE to reclassify 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping adjacent to a less intensive use; 3) eliminate the sidewalk between the building and parking area; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

PC Action - Denied

36. VS-22-0428-JONES TECO HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action)

PC Action - Denied

### **ORDINANCES – INTRODUCTION**

37. ORD-22-900625: Introduce an ordinance to consider adoption of a Development Agreement with Tri Pointe Homes Nevada, Inc. for a single family residential development (Silverado Ranch & Arville) on 7.6 acres, generally located east of Arville Street and south of Silverado Ranch Boulevard within Enterprise. JJ/dd (For possible action)
38. ORD-22-900629: Introduce an ordinance to consider adoption of a Development Agreement with Horizon West Homes LLC for a single family residential development (Fort Apache & Gomer) on 1.1 acres, generally located east of Fort Apache Road and south of Gomer Road within Enterprise. JJ/dd (For possible action)
39. ORD-22-900630: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single family residential development (Russell & Tenaya) on 9.3 acres, generally located north of Russell Road and west of Tenaya Way within Spring Valley. MN/dd (For possible action)
40. ORD-22-900670: Introduce an ordinance to amend Title 30 to add regulations for cannabis consumption lounges and make corrections and clarifications as appropriate, and direct staff accordingly. (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.