



**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, DECEMBER 20, 2023**

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 – 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 – 48 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-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:
HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action)
5. WS-23-0725-MAR PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate sidewalk and street landscaping.
DESIGN REVIEW for finished grade on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the southwest corner of La Mancha Avenue and Egan Crest Drive within Lone Mountain. RM/jud/syp (For possible action)
6. WS-23-0752-SG VEGAS OWNER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the area of directional signs; 3) increase the area of freestanding signs; 4) increase the area of wall signs; and 5) alternative location for freestanding signs.
DESIGN REVIEWS for the following: 1) comprehensive sign plan; 2) increase area of projecting signs; 3) increase area of hanging signs; and 4) increase area of animated signs in conjunction with a shopping center on 9.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/jud/syp (For possible action)
7. PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las Vegas Boulevard North, 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)

PC Action - Adopted

8. PA-23-700034-NALA PROPERTIES, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

9. ZC-23-0678-NALA PROPERTIES, LLC; ET AL:
ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action)

PC Action - Approved

10. ORD-23-900445: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single family residential development on 7.3 acres, generally located south of Warm Springs Road and east of Montessouri Street within Enterprise. MN/jm (For possible action)
11. ORD-23-900562: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMZ1, LLC for an outside storage yard on 2.3 acres, generally located south of Shelbourne Avenue and west of Duneville Street within Enterprise. JJ/jm (For possible action)
12. ORD-23-900570 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Oleta Jones 2.50, LLC for an industrial development on 2.3 acres, generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (13 – 48):

These items will be considered separately.

13. 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)
14. 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)

15. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 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 Sands Avenue within paradise. TS/jor/syp (For possible action)
16. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
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)
17. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
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)
18. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
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. SC-23-0740-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Rancho Cielo Street, Shovel Springs Avenue, and Sandstone Springs Road to Bonnie Springs Road. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)
20. SC-23-0741-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
STREET NAME CHANGE to change the name of Red Rock Springs Circle to Bonnie Springs Circle. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)
21. WS-23-0739-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce width of private streets.
DESIGN REVIEWS for the following: 1) single family residential development; 2) preliminary grading for a Hillside Development (slopes greater than 12%); and 3) finished grade on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)

22. TM-23-500155-BSR 6276, LLC ETAL & RANCH AT RED ROCK 3, LLC:
TENTATIVE MAP consisting of 18 lots and common lots on 64.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the south side of Bonnie Springs Road, 550 feet west of Gunfighter Lane within Red Rock. JJ/md/syp (For possible action)
23. UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:
AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)

PC Action - No Recommendation

24. UC-23-0726-BGD, LLC:
USE PERMIT to allow accessory structures (conex boxes) not architecturally compatible with the existing building.
WAIVER OF DEVELOPMENT STANDARDS to modify CMA Design Overlay District standards.
DESIGN REVIEW for accessory structures (conex boxes) in conjunction with an existing vehicle sales facility on 10.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue, 300 feet east of Redwood Street within Enterprise. MN/sd/syp (For possible action)
25. UC-23-0747-GHORMLEY SCOTT FAMILY TRUST & GHORMLEY HARRY SCOTT TRS:
USE PERMITS for the following: 1) allow for an accessory structure prior to the principal use; 2) allow an accessory apartment prior to the principal use; 3) allow for an additional accessory apartment; 4) increase the area of a proposed accessory structure; and 5) eliminate landscaping in the front setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate detached sidewalks and landscaping; 2) eliminate landscaping in the front yard; and 3) waive full off-site improvements in conjunction with a single family residential development on 5.0 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of the Robertson Road (alignment) and the south side of the Iron Mountain Road (alignment) within Lower Kyle Canyon. RM/dd/syp (For possible action)
26. PA-23-700026-JJJ LIVING TRUST, ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

PC Action - Denied

27. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Denied

28. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Denied

29. PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

30. ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow reduced street landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action)

PC Action - Approved

31. TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:
TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action)

PC Action - Approved

32. PA-23-700036-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
PLAN AMENDMENT to redesignate the existing land use category from Outlying Neighborhood (ON) (up to 0.5 du/ac) to Corridor Mixed-Use (CM) on 22.8 acres. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County). MN/rk (For possible action)

PC Action - Adopted

33. ZC-23-0679-KIDWELL NANCY LYNN TRUST & KIDWELL NANCY LYNN TRS:
ZONE CHANGE to reclassify 25.0 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to a C-2 (General Commercial) Zone.
USE PERMIT for a truck stop.
WAIVER OF DEVELOPMENT STANDARDS to waive sidewalk and allow alternative street landscaping.
DESIGN REVIEWS for the following: 1) a truck stop; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of US 95, 690 feet north of Kidwell Hanger Road (alignment) within Cal-Nev-Ari (South County) (description on file). MN/rr/syp (For possible action)

PC Action - Approved

34. ZC-23-0745-LV ERIE, LLC:
ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business District) Zone.
USE PERMITS for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; and 4) vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) off-site improvements; 3) non-standard improvements in the right-of-way; 4) eliminate sidewalk and alternative landscaping; 5) allow modified driveway design standards; and 6) allow modified street standards.
DESIGN REVIEWS for the following: 1) mini-warehouse; 2) convenience store; 3) gasoline station; 4) vehicle wash; and 5) finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/rr/syp (For possible action)
35. VS-23-0746-LV ERIE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street (alignment), and between Erie Avenue and Siddall Avenue and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street (alignment) within Enterprise (description on file). MN/rr/syp (For possible action)

AGENDA ITEM

36. AG-23-900648: Consider a request for reconsideration of ET-23-400129 (UC-0568-14) and ET-23-400128 (UC-0519-17) and direct staff accordingly. TS/sr (For possible action)

RECONSIDERATION

37. ZC-23-0477-RMR GOWAN, LLC:
RECONSIDERATION OF A ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.
DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

38. ORD-23-900484: Introduce an ordinance to incorporate changes into Title 30 pursuant to the 2021 and 2023 legislative session, modify the Fee Schedule to add a tree fee-in-lieu and waive Plan Amendment and Zone Change application fees pursuant to the removal of the H-2 General Highway Frontage Zone, clarify commercial and industrial side interior setback requirements, amend Outside Storage and Display, add Retail, Last Mile to the Use Table, clarify prohibited and not permissible, and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)
39. ORD-23-900489: Introduce an ordinance to consider adoption of a Development Agreement with LTF Real Estate Company, Inc. for a commercial development on 14.9 acres, generally located south of Sunset Road and east of Durango Drive within Spring Valley. MN/jm (For possible action)
40. ORD-23-900491: Introduce an ordinance to consider adoption of a Development Agreement with CP Logistics Oasis, LLC for an industrial development on 19.9 acres, generally located north of Richmar Avenue and east of Rainbow Boulevard within Enterprise. JJ/jm (For possible action)

41. ORD-23-900509: Introduce an ordinance to consider adoption of a Development Agreement with LV Russell Road One, LLC for a single family residential development on 5.0 acres, generally located south of Russell Road and west of Conquistador Street within Spring Valley. JJ/jm (For possible action)
42. ORD-23-900545: Introduce an ordinance to consider adoption of a Development Agreement with Beltway Business Park Warehouse No. 11, LLC for an industrial development on 6.7 acres, generally located north of Warm Springs Road and east of Edmond Street within Enterprise. MN/jm (For possible action)
43. ORD-23-900546: Introduce an ordinance to consider adoption of a Development Agreement with BBP Properties, LLC and Beltway Business Park Warehouse No. 5, LLC for a warehouse building on 2.4 acres, generally located south of Badura Avenue and east of Jones Boulevard within Enterprise. MN/jm (For possible action)
44. ORD-23-900579: Introduce an ordinance to consider adoption of a Development Agreement with Bentar Teco, LLC for an industrial development on 2.2 acres, generally located north of Teco Avenue and east of Buffalo Drive within Spring Valley. MN/jm (For possible action)
45. ORD-23-900588: Introduce an ordinance to consider adoption of a Development Agreement with Southern Hills Baptist Church of Las Vegas for a place of worship on 5.2 acres, generally located south of Pebble Road and east of Torrey Pines Drive within Enterprise. JJ/jm (For possible action)
46. ORD-23-900610: Introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond M-E, LLC for a commercial development on 0.4 acres, generally located south of Blue Diamond Road and west of Buffalo Drive within Enterprise. JJ/jm (For possible action)
47. ORD-23-900623: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single family residential development on 4.6 acres, generally located north of Frias Avenue and west of Polaris Avenue within Enterprise. JJ/jm (For possible action)
48. ORD-23-900649: Introduce an ordinance to consider adoption of a Development Agreement with HR NEVADA, LLC and MIRAGE PROPCO, LLC for the Hard Rock Resort Hotel, generally located west of Las Vegas Boulevard South and 1,300 feet south of Spring Mountain Road in Paradise. TS/sr (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.