



**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, JULY 20, 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 – 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 – 39 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. 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. DR-22-0309-CENTURY COMMUNITIES NEVADA, LLC:
DESIGN REVIEW for finished grade in conjunction with a previously approved single family residential development on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/tk (For possible action)
5. AR-22-400076 (UC-20-0087)-5000 BOULDER HWY, LLC:
USE PERMIT THIRD APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/tk (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 in the MUD-1 Overlay District. 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 in the MUD-1 Overlay District. 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-22-400075 (NZC-18-1028)-PN II, INC.:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 15.0 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Starr Avenue and the west side of Fairfield Avenue (alignment) within Enterprise (description on file). MN/lm/tk (For possible action)
9. ET-22-400082 (ZC-19-0838)-CFT NV DEVELOPMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to permit access to local streets on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/syp (For possible action)
10. NZC-22-0249-WATTOO FAMILY LP:
ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) for a single family residential development; and 2) finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

11. VS-22-0250-WATTOO FAMILY LP:
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

12. TM-22-500085-WATTOO FAMILY LP:
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)

PC Action - Approved

13. NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:
ZONE CHANGE to reclassify 2.7 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) reduce street intersection off-set; and 2) reduce landscaping width.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action)

PC Action - Approved

14. TM-22-500100-BARTSAS MARY 15, LLC:
TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action)

PC Action - Approved

15. ORD-22-900377: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas for a single family residential development (Agate & Cimmaron) on 12.3 acres, generally located south of Agate Avenue and east of Cimmaron Road within Enterprise. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 39):

These items will be considered separately.

16. DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:
HOLDOVER DESIGN REVIEWS for the following: 1) an existing monument sign; 2) permit wall signs to face an adjacent residential development; 3) increase the number of wall signs; 4) increase the maximum area of wall signs; and 5) a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action)
17. UC-22-0288-NEVADA INVESTMENT ASSN GRP, LLC:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) increase building height; 3) not provide a sidewalk between parking spaces and a building; and 4) reduce throat depth.
DESIGN REVIEW for a mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise. MN/jt/syp (For possible action)
18. UC-22-0319-MAVERIK, INC.:
USE PERMIT to reduce separations to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action)
19. WC-22-400074 (NZN-1563-04)-DIAMOND BLUE LP:
WAIVER OF CONDITIONS of a zone change that requires a 15 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area along Blue Diamond Road and Westwind Road on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/jad/syp (For possible action)
20. VS-22-0329-DIAMOND BLUE, LP:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue, and between Westwind Road and Lindell Road within Enterprise (description on file). JJ/md/syp (For possible action)

21. UC-22-0313-DIAMOND BLUE LP:
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; 4) reduced separation from a gasoline station to a residential use; and 5) secondhand sales.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) shopping center on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Westwind Road within Enterprise. JJ/jad/syp (For possible action)
22. WS-22-0179-ISU, INC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)
23. WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/md/jo (For possible action)
24. ZC-22-0302-AUTUM SPRING, LLC & SLOAN 20, LLC:
ZONE CHANGE to reclassify 17.4 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce landscaping; and 3) reduce throat depth.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse complex; and 2) finished grade. Generally located on the east side of Garza Street (alignment) and the northwest side of I-15, 3,500 feet south of Sloan Road within South County (description on file). JJ/jt/jo (For possible action)
25. ZC-22-0321-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 6.5 acres from an H-1 (Limited Resort and Apartment) Zone and an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) street intersection off-set; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) hammerhead street design; and 3) finished grade. Generally located on the west side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/sd/jo (For possible action)
26. VS-22-0322-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Giles Street and Haven Street and a portion of a right-of-way being Pyle Avenue between Haven Street and Giles Street and a portion of right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue (alignment) within Enterprise (description on file). MN/sd/syp (For possible action)
27. TM-22-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 48 single family residential lots and common lots on 6.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/sd/jo (For possible action)

28. NZC-22-0149-DAF HOLDING, LLC:
HOLDOVER ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative street landscaping; 3) reduce throat depth; and 4) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

29. NZC-22-0208-ELDORADO LANE LLC:
ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.
DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action)

PC Action - Approved

AGENDA ITEMS

30. AG-22-900354: Discuss the land use plan amendment and zone boundary amendment processes, and direct staff accordingly. (For possible action)
31. AG-22-900438: Discuss High Impact Projects and affordable housing, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

32. ORD-22-900361: Introduce an ordinance to consider adoption of a Development Agreement with TS Pioneer LLC for a single family residential development (Warm Springs and Pioneer) on 5.0 acres, generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/dd (For possible action)
33. ORD-22-900376: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single family residential development (Edmond & Richmar) on 1.0 acre, generally located south of Richmar Avenue and east of Edmond Street within Enterprise. JJ/dd (For possible action)
34. ORD-22-900380: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single family residential development (Buffalo & Cactus) on 4.9 acres, generally located south of Cactus Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)

35. ORD-22-900382: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single family residential development (Buffalo & Chartan) on 4.9 acres, generally located south of Chartan Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)
36. ORD-22-900388: Introduce an ordinance to consider adoption of a Development Agreement with Touchstone Independence LLC for a single family residential development (Vegas Valley & Cabana) on 130.4 acres, generally located east of Cabana Drive and south of Vegas Valley Drive within Sunrise Manor. TS/dd (For possible action)
37. ORD-22-900399: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes for a single family residential development (Lindell & Oleta) on 4.9 acres, generally located west of Lindell Road and south of Oleta Avenue within Enterprise. JJ/dd (For possible action)
38. ORD-22-900402: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes for a single family residential development (Lindell & Richmar) on 10.0 acres, generally located east of Lindell Road and north of Richmar Avenue within Enterprise. JJ/dd (For possible action)
39. ORD-22-900423: Introduce an ordinance to amend Title 30 regulations relating to turf and water features, 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.