



**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, NOVEMBER 2, 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 – 19 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 20 – 45 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 – 19):

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-22-0465-COUNTY OF CLARK (PUBLIC WORKS):
HOLDOVER DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)
5. DR-22-0514-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:
DESIGN REVIEWS for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a vehicle rental facility on 2.7 acres in a C-1 (Local Business) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/jgh/syp (For possible action)
6. ET-22-400097 (DR-18-0413)-BEARD FAMILY TRUST & BEARD JOHN M & SUSAN M TRS:
DESIGN REVIEW SECOND EXTENSION OF TIME for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Azure Drive and the east side of Campbell Road within Lone Mountain. RM/dd/syp (For possible action)
7. ET-22-400107 (WS-19-0682)-SRMF TOWN SQUARE OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to encroach into airspace.
DESIGN REVIEW for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action)
8. UC-22-0504-46.8 ACRE INVESTORS LLC:
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) reduce setback.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) modify parking requirements; 3) alternative parking lot landscaping; and 4) finished grade on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/md/syp (For possible action)

9. VS-22-0506-46.8 ACRE INVESTORS LLC:
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/md/syp (For possible action)
10. UC-22-0526-TGI VEGAS HOLDINGS, LLC:
USE PERMIT for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action)
11. UC-22-0556-LV DIAMOND PROPERTY I, LLC:
USE PERMITS for the following: 1) racetrack with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants, and temporary parking for recreational vehicles during special events; 2) recreational facility with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 3) fairground with accessory uses including, but not limited to shops, snack bars, lounges, and restaurants; 4) live entertainment; 5) on-premises consumption of alcohol; 6) allow the primary means of access to an outside dining, drinking, and cooking area from the interior of the site; 7) eliminate the protective barrier between the outside dining/drinking area and parking area; 8) eliminate the pedestrian access around the perimeter of the outside dining/drinking area; 9) permit outside dining, drinking, and cooking in conjunction with a racetrack, recreational facility, and fairground; and 10) reduce the separation between outside dining, drinking, and cooking and a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between live entertainment and a residential use; 2) reduce the separation between on-premises consumption of alcohol and a residential use; 3) allow construction and/or demolition activities beyond daytime hours; 4) permit lighting to project upward; 5) waive noise standards; 6) waive lighting standards; 7) waive vibration standards; 8) allow a roof sign; 9) eliminate striping from parking areas; 10) eliminate street landscaping; 11) eliminate parking lot landscaping; 12) eliminate landscaping adjacent to a less intensive use; 13) reduce setbacks; 14) increase fence and wall height; 15) eliminate the pedestrian walkway from the adjacent sidewalks to the principal building; 16) allow modified driveway design standards; 17) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 18) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) racetrack with accessory uses; 2) recreational facility with accessory uses; 3) fairground with accessory uses; 4) signage; and 5) finished grade on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/ja (For possible action)
12. VS-22-0513-RG NELLIS NV, LLC:
VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action)
13. WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:
WAIVER OF CONDITIONS of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action)
14. WS-22-0474-BEAZER HOMES HOLDINGS, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action)

15. ZC-22-0503-PHILLIPS R DEAN NON-GST MARITAL TRUST, ET AL:
ZONE CHANGE to reclassify 3.7 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Valley View Boulevard, 300 feet south of Flamingo Road within Paradise (description on file). MN/gc/syp (For possible action)
16. NZC-22-0455-HARSCH INVESTMENT PROPERTIES, LLC:
ZONE CHANGE to reclassify 3.0 acres from an M-D (Designed Manufacturing) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone in conjunction with an existing commercial center. Generally located on the north side of Sunset Road and the east side of Pecos Road within Paradise (description on file). JG/rk/syp (For possible action)

PC Action - Approved

17. ORD-22-900625: Conduct a public hearing on 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)
18. ORD-22-900629: Conduct a public hearing on 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)
19. ORD-22-900630: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (20 - 45):

These items will be considered separately.

20. UC-22-0461-ITAI INVESTMENTS, LLC:
HOLDOVER USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)

21. UC-22-0468-WESTSTATE LAND:
HOLDOVER USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)
22. WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/md/syp (For possible action)
23. WS-22-0463-LV LIVE LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)
24. WS-22-0464-SERVICE MASTERS PROPERTY, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)
25. WS-22-0466-PRECISION PROPERTIES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)
26. WS-22-0467-5 STAR DEVELOPMENT, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.
DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)
27. VS-22-0516-SIERRA GROUP HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Horizon Sunset Drive (alignment), and between Spencer Street and Wishing Well Road (alignment) within Paradise (description on file). MN/jgh/syp (For possible action)

28. WS-22-0517-SIERRA GROUP HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) reduced setbacks; 3) reduced trash enclosure setback; 4) reduced throat depth; 5) reduced setback adjacent to single family residential use; and 6) parking lot landscaping.
DESIGN REVIEW for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action)
29. WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce net lot area; 3) reduce setbacks; and 4) establish alternative yards.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 1.89 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action)
30. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Denied

31. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Denied

32. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

PC Action - Denied

33. NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action)

PC Action - Approved

34. VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action)

PC Action - Approved

35. TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley. JJ/jad/syp (For possible action)

PC Action - Denied

36. NZC-22-0481-ABBOUD ELIAS & NOUHRA YARA:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) street intersection off-set; 3) alternative access gate geometrics; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) a single family residential development. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise (description on file). JG/md/syp (For possible action)

PC Action - Approved

37. TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:
TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

PC Action - Approved

APPEAL

38. VS-22-0482-VEGAS RANCH, LLC:
APPEAL VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

39. ORD-22-900631: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single family residential development (Warm Springs & Tenaya) on 18.7 acres, generally located south of Warm Springs Road and west of Tenaya Drive within Enterprise. MN/dd (For possible action)
40. ORD-22-900641: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV7 Development, LLC. for a single family residential development (Mountains Edge & Buffalo) on 3.8 acres, generally located south of Mountains Edge Parkway and east of Buffalo Drive within Enterprise. JJ/dd (For possible action)

41. ORD-22-900646: Introduce an ordinance to consider adoption of a Development Agreement with CHELSEI HOLDING, LLC for a multiple family residential development (Las Vegas & Welpman) on 10.0 acres, generally located south of Welpman Way and west of Las Vegas Boulevard South within Enterprise. JJ/dd (For possible action)
42. ORD-22-900652: Introduce an ordinance to consider adoption of a Development Agreement with Tri Pointe Homes Nevada, Inc. for a single family residential development (Hualapai & Patrick) on 11.8 acres, generally located south of Patrick Lane and east of Hualapai Way within Spring Valley. JJ/dd (For possible action)
43. ORD-22-900671: Introduce an ordinance to consider adoption of a Development Agreement with BD – Westwind LLC for a commercial development (Blue Diamond & Westwind) on 3.9 acres, generally located south of Blue Diamond Road and east of Westwind Road within Enterprise. JJ/dd (For possible action)
44. ORD-22-900689: Introduce an ordinance to consider adoption of a Development Agreement with Cimarron Spring Deux LLC for a vehicle maintenance and repair establishment (Warm Springs & Cimarron) on 0.3 acres, generally located south of Warm Springs Road and west of Cimarron Road within Spring Valley. MN/dd (For possible action)

ORDINANCE – PUBLIC HEARING

45. ORD-22-900670: Conduct a public hearing on 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.