



**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 16, 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 – 28 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 29 – 63 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 – 28):

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. 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)
6. 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)

7. ET-22-400108 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on a portion of 1.0 acre 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/dd/syp (For possible action)
8. ET-22-400109 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:
USE PERMITS SECOND EXTENSION OF TIME to commence the following: 1) modifications to an approved High Impact Project (All Net Arena); and 2) proposed convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; and 2) increased building height.
DESIGN REVIEWS for the following: 1) modifications to an approved High Impact Project; 2) hotel tower and associated low-rise and mid-rise buildings and structures; 3) convention center facilities; and 4) all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr/syp (For possible action)
9. ET-22-400110 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:
USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a recreational facility (a multi-function events arena) and incidental uses; 3) increased building height; 4) retail sales and service; 5) restaurants; 6) on-premises consumption of alcohol; 7) alcohol sales, beer & wine - packaged only; 8) alcohol sales, liquor - packaged only; 9) outdoor live entertainment; 10) personal services (salon and spa); 11) club; 12) nightclub; 13) food carts/booths; 14) grocery store; 15) kiosks/information (outdoor); 16) offices; 17) theater (Cineplex); 18) outside dining, drinking, and cooking; 19) farmer's markets; 20) arcade; and 21) motion picture production/studio.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback to a parking structure from a residential use; 2) waive the required landscaping when adjacent to a less intensive use; 3) permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and 4) non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; 2) hotel; 3) retail establishments; 4) theater (Cineplex); and 5) parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr/syp (For possible action)
10. UC-22-0537-ALBERS MONTE & LUCIA LIVING TR & ALBERS MONTE & LUCIA CO-TRS:
USE PERMIT to allow a medium manufacturing facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback to a non-industrial use on 0.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Fidus Drive, 100 feet south of Nevso Drive within Paradise. MN/sd/syp (For possible action)
11. UC-22-0555-SCHWARTZ FAMILY RE HOLDINGS, LLC:
USE PERMIT for a school (kindergarten through fifth grade).
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for a proposed charter school in conjunction with an existing commercial building on a 3.3 acre portion of an 8.2 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Bruce Street within Winchester. TS/rk/syp (For possible action)

12. VS-22-0529-LV RAINBOW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Montessouri Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Raven Avenue located between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). JJ/gc/syp (For possible action)
13. UC-22-0528-LV RAINBOW, LLC:
USE PERMITS for the following: 1) mixed-use development; 2) establish density; and 3) establish height.
WAIVER OF DEVELOPMENT STANDARDS to waive cross access requirements.
DESIGN REVIEWS for the following: 1) mixed-use development; 2) alternative parking lot landscaping; and 3) finished grade on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action)
14. TM-22-500179-LV RAINBOW, LLC:
TENTATIVE MAP for a mixed use project consisting of 2 commercial lots and 1 residential lot on 19.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action)
15. VS-22-0562-215 PROPERTY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Warbonnet Way and Cimarron Road within Spring Valley (description on file). MN/bb/syp (For possible action)
16. TM-22-500191-215 PROPERTY, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action)
17. WS-22-0546-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce setbacks; and 3) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on a 5.2 acre portion of a 10.0 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action)
18. TM-22-500186-USA:
TENTATIVE MAP consisting of 5 lots and common lots on a 5.2 acre portion of a 10.0 acre site in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ann Road and the east side of Egan Crest Drive within Lone Mountain. RM/md/syp (For possible action)
19. 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)

20. ZC-22-0524-COUNTY OF CLARK:
ZONE CHANGE to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEW for a proposed pump house in conjunction with an existing warehouse development. Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise (description on file). MN/sd/syp (For possible action)
21. ZC-22-0542-DURANGO STOREFLEX, LLC:
ZONE CHANGE to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility in the CMA Design Overlay District. Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action)
22. ZC-22-0543-HARTWELL NEVADA PROPERTIES LLC:
ZONE CHANGE to reclassify 2.4 acres from a C-2 (General Commercial) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping width.
DESIGN REVIEWS for the following: 1) office warehouse complex; and 2) finished grade. Generally located on the south side of Sunset Road and the east side of Surrey Street within Paradise (description on file). JG/lm/syp (For possible action)
23. ORD-22-900631: Conduct a public hearing on 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)
24. ORD-22-900641: Conduct a public hearing on 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)
25. ORD-22-900646: Conduct a public hearing on 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)
26. ORD-22-900652: 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 (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)
27. ORD-22-900671: Conduct a public hearing on 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)
28. ORD-22-900689: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (29 - 63):

These items will be considered separately.

29. ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
30. 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)
31. 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)
32. 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)

33. 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)
34. 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)
35. 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)
36. 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)
37. 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)
38. VS-22-0447-4251 OQUENDO RD LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)
39. UC-22-0446-4251 OQUENDO RD LLC:
HOLDOVER USE PERMITS for the following: 1) outdoor banquet facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.
DESIGN REVIEWS for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)
40. VS-22-0534-NELLIS 10 LAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Betty Lane, and between Carey Avenue and Alto Avenue within Sunrise Manor (description on file). MK/bb/syp (For possible action)

41. WS-22-0533-NELLIS 10 LAND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) allow an attached sidewalk in conjunction with a distribution center; 3) waive cross access; and 4) increase wall height.
DESIGN REVIEWS for the following: 1) distribution facility; 2) finished grade; and 3) alternative parking lot landscaping in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the north side of Carey Avenue and the east side of Nellis Boulevard within Sunrise Manor. MK/bb/syp (For possible action)
42. VS-22-0558-DFA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action)
43. UC-22-0557-DFA, LLC:
USE PERMITS for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.
DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.1 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Dewey Drive and the west side of Redwood Street within Spring Valley. MN/md/syp (For possible action)
44. 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)
45. 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)
46. WS-22-0547-JONES BOULEVARD PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified landscaping and screening; 2) reduce approach and departure distances; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) expansion of an existing distribution facility; and 2) finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action)

47. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. (description on file). MN/sd/jo (For possible action)
48. 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)
49. 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)
50. 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)
51. ZC-22-0471-GREEN WOOD VALLEY INC:
HOLDOVER ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.
DESIGN REVIEW for an office/warehouse facility. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)
52. VS-22-0470-GREEN WOOD VALLEY INC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

53. ZC-22-0560-SILVER CITY MHC, LLC:
ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.
USE PERMIT for a manufactured home park.
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.
DESIGN REVIEWS for the following: 1) a manufactured home park; and 2) lighting plan. Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)
54. NZC-22-0305-GRAND CANYON, LLC & NAHAI ILIEN:
HOLDOVER 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
55. NZC-22-0496-ALL AMERICAN CAPITAL CORPORATION:
ZONE CHANGE to reclassify 2.5 acres from 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) permit access to a local street where not permitted; 2) allow modified CMA Design Overlay District Standards; and 3) modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/warehouse; and 2) finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street and the north side of Post Road within Spring Valley (description on file). MN/md/syp (For possible action)
- PC Action - Approved
56. VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:
VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)
- PC Action - Approved
57. NZC-22-0499-SHOUGHRO FAMILY IRREVOCABLE SUB-TRUST ETAL & SMITH, RON TRS:
ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking; 3) allow alternative street landscaping; 4) modified driveway design standards; and 5) modified street standards.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the north side of Hacienda Avenue and the west side of Caliente Street within Paradise (description on file). JG/md/syp (For possible action)
- PC Action - Approved

58. PA-22-700003-CANKIDS INVESTMENTS 2012:
PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action)

PC Action - Approved

59. CP-22-900623: Authorize the Chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan; and direct staff accordingly. (For possible action)

60. VS-22-0457-CANKIDS INVESTMENTS 2012:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action)

PC Action - Approved

61. WS-22-0456-LH VENTURES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

PC Action - Approved

62. TM-22-500163-CANKIDS INVESTMENTS 2012:
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

PC Action - Approved

AGENDA ITEM

63. AG-22-900700: Discuss whether to bring forward an ordinance to amend the Official Zoning Map for certain nonconforming zone boundary amendments, 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.