



**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 7, 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 – 16 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 17 – 29 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 – 16):

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-22-0572-SVIC LAND, LLC:
DESIGN REVIEWS for the following: 1) a distribution center; and 2) finished grade on 33.1 acres in an M-D (Design Manufacturing) Zone. Generally located on the north side of State Route 161 (alignment) and the west side of I-15 within South County. JJ/sd/syp (For possible action)
5. DR-22-0581-NP DURANGO, LLC:
DESIGN REVIEWS for the following: 1) comprehensive sign program; and 2) site and building lighting in conjunction with a resort hotel/casino on 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)
6. UC-22-0591-GEZALYAN ZARUHI & VAHE:
USE PERMIT to allow vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced approach distance; and 2) reduced departure distance.
DESIGN REVIEW for a vehicle maintenance establishment on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the northwest corner of Desert Inn Road and Sandhill Road within Winchester. TS/bb/syp (For possible action)
7. VS-22-0577-MUAINA SHAUN K & JAMIE L:
VACATE AND ABANDON a portion of a right-of-way being Lou Jeanne Avenue located between Yamashita Street and St. Joseph Street (alignment), and a portion of a right-of-way being Tami Street located between Ron Avenue and Lou Jeanne Avenue, and a portion of a right-of-way being Yamashita Street located between Lou Jeanne Avenue and Pat Avenue (alignment) within Moapa Valley (description on file). MK/hw/syp (For possible action)
8. UC-22-0578-MUAINA SHAUN K & JAMIE L:
USE PERMIT to allow a second kitchen.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) waive Moapa Valley Overlay District standards.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 19.3 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Yamashita Street and the south side of Lou Jeanne Avenue (alignment) within Moapa Valley. MK/hw/syp (For possible action)

9. WS-22-0576-AXIOM 3, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Montessouri Street (alignment) within Spring Valley. MN/jgh/syp (For possible action)
10. 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)
11. 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)
12. 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)
13. ZC-22-0570-LAS VEGAS VALLEY WATER DISTRICT:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone. Generally located on the north side of Reno Avenue, approximately 300 feet west of Valley View Boulevard within Paradise (description on file). MN/sd/syp (For possible action)
14. NZC-22-0254-VAN 86 HOLDINGS TRUST:
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone; and 2) reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone (previously notified as 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved
Design Reviews were Denied

15. VS-22-0255-VAN 86 HOLDINGS TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved

16. TM-22-500087-VAN 86 HOLDINGS TRUST:
HOLDOVER AMENDED TENTATIVE MAP consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone). Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action)

PC Action - Denied

NON-ROUTINE ACTION ITEMS (17 – 29):

These items will be considered separately.

17. AG-22-900747: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)
18. ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) trash enclosure; 3) reduce drive aisle width; and 4) allow non-standard driveway improvements.
DESIGN REVIEW for a daycare on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue, 260 feet south of Golden Arrow Drive within Winchester (description on file). TS/hw/ja (For possible action)
19. UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
HOLDOVER USE PERMIT to reduce setbacks from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action)
20. UC-22-0459-1984 DEVELOPMENT LLC:
HOLDOVER USE PERMITS for the following: 1) a 230kV electric substation; 2) 230kV transmission lines; 3) increase the height of utility structures; and 4) waive trash enclosure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; 2) proposed utility structures (200kV to 230kV transmission lines); and 3) finished grade on 9.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)

21. VS-22-0516-SIERRA GROUP HOLDINGS, LLC:
HOLDOVER 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)
22. WS-22-0517-SIERRA GROUP HOLDINGS, LLC:
HOLDOVER 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)
23. 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)
24. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:
AMENDED HOLDOVER ZONE CHANGE to reclassify 13.0 acres (previously notified as 16.8 acres) from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone on a 16.9 acre site.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback (no longer needed); 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

25. 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

26. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:
AMENDED HOLDOVER TENTATIVE MAP consisting of 119 residential lots and common lots (previously 160 lots) on 13.0 acres (previously 16.8 acres) in an RUD (Residential Urban Density Zone) and 1 lot on 3.9 acres in an R-E (Rural Estates Residential) 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

APPEAL

27. VS-22-0482-VEGAS RANCH, LLC:
HOLDOVER 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

28. ORD-22-900445: Introduce an ordinance to consider adoption of a Development Agreement with Schnitzer Properties, LLC for a light manufacturing development (Sunset & Lindell) on 19.4 acres, generally located south of Sunset Road and west of Lindell Road within Enterprise. MN/dd (For possible action)
29. ORD-22-900733: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on September 21, 2022 and October 4, 2022. (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.