



**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, JANUARY 4, 2023**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found on <https://ClarkCountyNV.gov> by clicking "Top Services" and selecting "Meetings & Agendas". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 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 – 34 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the 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-22-0634-AMH NV15 DEVELOPMENT, LLC:
DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Chartan Avenue and the east side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)
5. AR-22-400123 (UC-0381-15)-VEGAS DEVELOPMENT LANDOWNER, LLC:
USE PERMITS SECOND APPLICATION FOR REVIEW of the following: 1) a motion picture production studio as a primary use; 2) permit a motion picture production studio within a membrane structure (tent) where required to be within an enclosed building; and 3) permit eating and drinking area with on-premises consumption of alcohol in conjunction with a motion picture production studio. DESIGN REVIEW for a temporary membrane structure (tent) with alternative external building materials for a motion picture production studio within an approved parking lot on 7.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Flamingo Road and Koval Lane within Paradise. JG/jgh/syp (For possible action)
6. ET-22-400122 (ZC-19-0892)-LTF REAL ESTATE COMPANY INC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) increase height of exterior fixtures (luminaries) mounted on a building; 3) reduce landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) health club with accessory commercial uses on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/dd/syp (For possible action)
7. ET-22-400124 (ZC-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC:
ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 15.8 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveways; and 2) trash enclosures.
DESIGN REVIEW for an apartment complex. Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file). RM/al/syp (For possible action)

8. UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:
USE PERMIT to allow a major training facility.
DESIGN REVIEW for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise. TS/hw/syp (For possible action)
9. UC-22-0638-PARBALL NEWCO LLC:
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).
DEVIATIONS for the following: 1) increase the number of directional signs; 2) increase the area of directional signs; and 3) deviations as shown per plans on file.
DESIGN REVIEW for a comprehensive sign package in conjunction with a resort hotel (Horseshoe) on 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/md/ja (For possible action)
10. VS-22-0605-OBJECT DASH LLC:
VACATE AND ABANDON easements of interest to Clark County located between Haven Street (alignment) and Las Vegas Boulevard South, and between Four Seasons Drive and Russell Road (alignment) within Paradise (description on file). JG/bb/syp (For possible action)
11. WS-22-0636-HORIZONTE HOME LLC:
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Red Coach Avenue and Park Street within Lone Mountain. RM/sd/syp (For possible action)
12. ZC-22-0589-CORTES, J YNEZ OROZCO:
ZONE CHANGE to reclassify 0.7 acres from an R-4 (Multiple Family Residential – High Density) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Owens Avenue within Sunrise Manor (description on file). TS/mc/syp (For possible action)
13. ZC-22-0628-MEERKAT HOLDINGS, LLC:
ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for 2 restaurants with drive-thru in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley (description on file). MN/md/syp (For possible action)
14. VS-22-0629-MEERKAT HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/md/syp (For possible action)
15. TM-22-500207-MEERKAT HOLDINGS, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/md/syp (For possible action)
16. ORD-22-900690: Conduct a public hearing to consider adoption of a Development Agreement with Eldorado Lane LLC for an office/warehouse (Buffalo & Eldorado) on 1.0 acre, generally located north of Eldorado Lane and west of Buffalo Drive within Spring Valley. MN/dd (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 34):

These items will be considered separately.

17. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
AMENDED 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)
18. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
AMENDED 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)

19. ET-22-400125 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:
USE PERMIT THIRD EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.
DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two-way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; 8) providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/dd/syp (For possible action)
20. UC-22-0564-MRC 1 FUNDING CORPORATION:
USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) high impact project; 3) resort hotel; 4) resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention space, back-of-house areas, and parking structures; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) kitchens within guest rooms; and 8) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increased building height; 2) reduce height/setback ratio; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel with a high rise tower and kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Desert Inn Road and Paradise Road within Winchester. TS/gc/syp (For possible action)

PC Action - Approved

21. 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)
22. UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:
HOLDOVER USE PERMIT for a cannabis establishment (distributor) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)
23. UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:
HOLDOVER USE PERMIT for a cannabis establishment (production facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production facility) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)
24. UC-22-0637-CV FLAMINGO, LLC:
USE PERMIT to modify pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow drive-thru talk boxes to face residential development; and 2) reduce landscape buffer.
DESIGN REVIEW for a restaurant with a drive-thru on a portion of 2.5 acres in a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway District. Generally located on the north side of Flamingo Road, approximately 183 feet east of University Center Drive within Paradise. TS/sd/syp (For possible action)
25. 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)
26. 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)

27. 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)

APPEALS

28. AC-22-900761: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 11839 Dorothy Gale Court within Enterprise, and direct staff accordingly. MN/mb (For possible action)
29. UC-22-0580-CAZAREZ, IRMA:
APPEAL USE PERMITS for the following: 1) increase the area of an existing accessory structure; 2) increase the cumulative area of all accessory structures; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) increase wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/hw/syp (For possible action)

PC Action - Denied

ORDINANCES – INTRODUCTION

30. ORD-22-900672: Introduce an ordinance to consider adoption of a Development Agreement with Durango Ridge LLC for a single family development (Durango & Camero) on 2.5 acres, generally located south of Camero Avenue and west of Durango Drive within Enterprise. JJ/dd (For possible action)
31. ORD-22-900753: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single family development (Fort Apache & Patrick) on 4.9 acres, generally located south of Patrick Lane and east of Fort Apache Road within Spring Valley. JJ/dd (For possible action)
32. ORD-22-900754: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single family development (Russell & Durango) on 5.0 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/dd (For possible action)
33. ORD-22-900755: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single family development (Russell & Durango) on 4.6 acres, generally located south of Russell Road and west of Durango Drive within Spring Valley. JJ/dd (For possible action)
34. ORD-22-900781: 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 November 2, 2022 and November 16, 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.