



**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 18, 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 – 22 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 23 – 45 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 – 22):

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. WC-22-400127 (ZC-1740-04)-WH PROPERTIES, LLC:
WAIVER OF CONDITIONS of a zone change requiring a design review as a public hearing to ensure the final mini-warehouse building complies with the CMA Overlay Standards and is consistent with architectural treatments shown on the office buildings and retail building with a previously approved zone change to reclassify 11.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone for a retail and office center and mini-warehouse facility in the CMA Design Overlay District. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/md/syp (For possible action)
5. WS-22-0646-WH PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/md/syp (For possible action)
6. ZC-22-0538-SOUTHWEST AFFORDABLE RE, LLC:
ZONE CHANGE to reclassify 2.5 acres from an R-3 (Multiple Family Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce open space; 2) reduce setbacks; and 3) reduce landscaping.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor (description on file). WM/bb/syp (For possible action)
7. TM-22-500181-SOUTHWEST AFFORDABLE RE, LLC:
TENTATIVE MAP consisting of 27 lots and common lots on 2.5 acres in the RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/bb/syp (For possible action)

8. ZC-22-0651-PERALTA FAMILY LP:
 ZONE CHANGE to reclassify 5.0 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) alternative street design.
 DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) establish alternative yard; and 3) finished grade. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise (description on file). JJ/lm/syp (For possible action)
9. VS-22-0652-PERALTA FAMILY LP:
 VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Rotherham Hills Avenue, and between Grand Canyon Drive and Chieftain Street within Enterprise (description on file). JJ/lm/syp (For possible action)
10. TM-22-500216-PERALTA FAMILY LP:
 TENTATIVE MAP consisting of 29 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/lm/syp (For possible action)
11. ZC-22-0662-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S:
 ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
 WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
 DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain (description on file). RM/bb/syp (For possible action)
12. VS-22-0663-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S:
 VACATE AND ABANDON a portion of right-of-way being Durango Drive located between Verde Way and Lone Mountain Road within Lone Mountain (description on file). RM/bb/syp (For possible action)
13. TM-22-500219-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST FBO MCMENEMY RON S:
 TENTATIVE MAP consisting of 6 lots and common lots on 1.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain. RM/bb/syp (For possible action)
14. NZC-22-0592-4350 NELLIS BLVD, LLC:
 AMENDED ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
 WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
 DESIGN REVIEWS for the following: 1) proposed distribution center; and 2) alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

15. VS-22-0593-4350 NELLIS BLVD, LLC:
 AMENDED VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

16. PA-22-700004-SAHARA PALM PLAZA, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action)

PC Action - Adopted

17. ZC-22-0609-SAHARA PALM PLAZA, LLC:
ZONE CHANGE to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action)

PC Action - Approved

18. ORD-22-900672: Conduct a public hearing on 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)
19. ORD-22-900753: Conduct a public hearing on 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)
20. ORD-22-900754: Conduct a public hearing on 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)
21. ORD-22-900755: Conduct a public hearing on 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)
22. ORD-22-900781: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (23 - 45):

These items will be considered separately.

23. 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)
24. ET-22-400115 (ZC-19-0766)-TOP EXPRESS INVESTMENTS, LLC:
HOLDOVER 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)
25. 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)
26. UC-22-0650-PALM BEACH RESORT CONDOS:
USE PERMITS for the following: 1) High Impact Project; and 2) multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; and 3) reduce throat depth.
DESIGN REVIEW for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)
27. WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:
WAIVERS OF CONDITIONS of a zone change requiring: 1) development be limited to "For Sale" condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

28. 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)
29. 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)
30. 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)
31. ZC-22-0606-B-R OVATION LIMITED PARTNERSHIP:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development (senior housing).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking lot landscaping; 3) reduce throat depth; 4) reduce setback for decorative fence; and 5) increase wall height.
DESIGN REVIEW for a multiple family residential development on 12.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/sd/syp (For possible action)
32. VS-22-0612-B-R OVATION LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and I-15 and between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/sd/syp (For possible action)

33. 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; 2) reduce street intersection off-set; and 3) alternative yard setbacks (previously not notified).
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

34. 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

35. 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

36. NZC-22-0607-AVILA, JOSE:
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving).
DESIGN REVIEW for a single family residential development. Generally located on southwest corner of Levi Avenue and Haven Street within Enterprise (description on file). MN/al/syp (For possible action)

PC Action - Approved

37. PA-22-700003-CANKIDS INVESTMENTS 2012:
HOLDOVER 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

38. CP-22-900623 HOLDOVER: 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)

39. VS-22-0457-CANKIDS INVESTMENTS 2012:
HOLDOVER 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

40. WS-22-0456-LH VENTURES, LLC:
HOLDOVER 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

41. TM-22-500163-CANKIDS INVESTMENTS 2012:
HOLDOVER 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

APPEALS

42. AC-22-900788: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation at 7166 Soaring Hawk Court within Spring Valley, and direct staff accordingly. MN/sr (For possible action)
43. WS-22-0597-NORIEGA, CRISOL & MENDEZ, ISAI LUNA:
APPEAL WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached patio cover in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sabroso Street, 970 feet south of Carey Avenue within Sunrise Manor. MK/nm/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

44. ORD-22-900802: Introduce an ordinance to consider adoption of a Development Agreement with Warm Springs Dev LLC for a commercial development (Jones & Arby) on 1.9 acres, generally located south of Arby Avenue and east of Jones Boulevard within Enterprise. MN/dd (For possible action)
45. ORD-22-900805: Introduce an ordinance to consider adoption of a Development Agreement with RMA Bicentennial, LLC for a commercial development (Cactus & Dean Martin) on 1.3 acres, generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/dd (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.