



**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, FEBRUARY 8, 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 – 25 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-22-0671-TRI POINTE HOMES NEVADA INC:
DESIGN REVIEW for a new 3 story model within a previously approved single family residential development on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/sd/ja (For possible action)
5. ET-22-400131 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME to commence the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roof line without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) increase finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/dd/ja (For possible action)
6. ET-22-400132 (VS-18-0667)-BOYD CORPORATE CAMPUS, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and a portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). MN/dd/ja (For possible action)
7. ET-22-400134 (WS-20-0096)-NEVADA POWER COMPANY:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) street landscaping; and 2) reduce parking lot landscaping.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/dd/ja (For possible action)

8. ET-22-400137 (DR-20-0262)-COUNTY OF CLARK (LV CONV AUTH):
DESIGN REVIEW FIRST EXTENSION OF TIME for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/dd/syp (For possible action)
9. VS-22-0691-DURANGO STOREFLEX, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Butler Street and Durango Drive, and between Capovilla Avenue (alignment) and Warm Springs Road within Spring Valley (description on file). MN/bb/ja (For possible action)
10. WS-22-0664-ROARING 20'S, LLC:
WAIVER OF DEVELOPMENT STANDARDS for increased wall height for a single family residential development on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/bb/ja (For possible action)
11. WS-22-0686-JONES 215 LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a freestanding sign in conjunction with a vehicle sales facility on a portion of 14.0 acres in a C-2 (General Commercial) Zone, an M-D (Designed Manufacturing) Zone, and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 300 feet east of Torrey Pines Drive within Enterprise. MN/lm/syp (For possible action)
12. ZC-22-0683-TIEN KUI-MU & YUEH YIN & TIEN TONY:
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) convenience store; and 2) gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; 2) allow modified driveway design standards; and 3) allow a non-standard bus turnout.
DESIGN REVIEW for a proposed convenience store with gasoline pumps. Generally located on the east side of Buffalo Drive and the south side of Russell Road within Spring Valley (description on file). MN/rk/ja (For possible action)
13. VS-22-0684-TIEN KUI-MU & YUEH YIN & TIEN TONY:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tioga Way, and between Russell Road and Oquendo Road; and a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/rk/ja (For possible action)
14. NZC-22-0639-BARCHENGER, MIKAL D. & SUSANN G. TRUST & BARCHENGER, MIKAL D. & SUSANN G. TRS:
ZONE CHANGE to reclassify 2.1 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone. Generally located on the west side of Four Views Street and the south side of Maggie Avenue within Lone Mountain (description on file). MK/rk/syp (For possible action)

PC Action - Approved

15. ORD-22-900802: Conduct a public hearing on 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)
16. ORD-22-900805: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (17 - 25):

These items will be considered separately.

17. ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)
18. 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)
19. ET-22-400133 (UC-0381-07)-GVISH LV OWNER LLC:
USE PERMIT SEVENTH EXTENSION OF TIME to commence increased building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the 1:3 height setback ratio from an arterial street; and 2) reduced parking.
DESIGN REVIEW for 2 extended stay hotel towers with kitchens in rooms, including accessory commercial, retail, restaurant, meeting room, and recreation areas on 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 207 feet south of Elvis Presley Boulevard within Winchester. TS/jud/ja (For possible action)
20. VS-22-0675-TIGER REAL ESTATE LLC:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Westwind Road, and between Russell Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/ja (For possible action)

21. WS-22-0674-TIGER REAL ESTATE LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase wall height; 3) decrease call box setback; 4) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 5) decrease private street width.
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within the CMA Design Overlay District. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/lm/ja (For possible action)
22. 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)
23. ZC-22-0679-PROJECT BAM LAND LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway design.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Miller Lane and the south side of Maule Avenue within Spring Valley (description on file). MN/lm/ja (For possible action)
24. VS-22-0680-PROJECT BAM LAND LLC:
VACATE AND ABANDON easements of interest to Clark County located between Miller Lane and Buffalo Drive, and between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/lm/ja (For possible action)

ORDINANCES – INTRODUCTION

25. ORD-23-900002: Introduce an ordinance to consider adoption of a Development Agreement with Silver Hinson, LLC for a single family residential development (Grand Canyon & Gomer) on 5.0 acres, generally located north of Gomer Road and west of Grand Canyon 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.