



**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, MARCH 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 – 19 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 20 – 30 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](mailto: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 – 19):**

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. AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEW for an existing horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/syp (For possible action)
5. ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:  
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.  
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)
6. ET-23-400002 (ZC-19-0777)-USA:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce departure distance on Tee Pee Lane.  
DESIGN REVIEW for a park on 10.0 acres in a P-F (Public Facility) zone. Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jm/syp (For possible action)

7. ET-23-400003 (WS-20-0512)-B & R FOUR, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.  
DESIGN REVIEWS for the following: 1) increase finished grade; and 2) a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Cougar Avenue and La Cienega Street within Enterprise. MN/tpd/syp (For possible action)
8. ET-23-400004 (NZC-18-0813)-MKAT CAPITAL GROUP, LLC:  
HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.  
USE PERMIT for a proposed major training facility.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEW for a major training facility and office complex. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/dd/syp (For possible action)
9. ET-23-400006 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for a single family residential detached planned unit development.  
DESIGN REVIEWS for the following: 1) proposed single family residential detached planned unit development; and 2) hammerhead street design on 79.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/tpd/syp (For possible action)
10. ET-23-400007 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:  
VACATE AND ABANDON SECOND EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file). MK/tpd/syp (For possible action)
11. UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:  
USE PERMITS for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action)
12. UC-23-0007-USA:  
USE PERMITS for the following: 1) public utility structures; 2) landscaping and screening; and 3) trash enclosure.  
DESIGN REVIEW for proposed public utility structures in conjunction with an existing electric generating station (solar photovoltaic facility) on a portion of 2,393.0 acres in an R-U (Rural Open Land) Zone. Generally located 2 miles north of the Nevada/California state line, 10,000 feet east of the Primm Boulevard terminus, 12,000 feet east of Interstate 15, and east of the Union Pacific Railroad within South County. MN/lm/syp (For possible action)

13. VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:  
VACATE AND ABANDON easements of interest to Clark County located between Jonathan Drive and Bruner Avenue, and between Gabriel Street and Las Vegas Boulevard South; and a portion of right-of-way being Gabriel Street located between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/gc/syp (For possible action)
14. WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements in the right-of-way; and 2) reduce throat depth.  
DESIGN REVIEWS for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade in conjunction with an existing tavern on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South, 350 feet south of Jonathan Drive within Enterprise. MN/gc/syp (For possible action)
15. WS-22-0685-PROLOGIS LP:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) street landscaping; and 3) throat depth.  
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)
16. ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:  
ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for landscaping.  
DESIGN REVIEWS for the following: 1) warehouse facility; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North and approximately 550 feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)
17. CP-23-900037: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)
18. ORD-22-900590: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single family residential development (Chieftain & Serene) on 2.6 acres, generally located north of Serene Avenue and east of Chieftain Street within Enterprise. JJ/dd (For possible action)
19. ORD-23-900035: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Alexander Mackovski for a hotel and a commercial building (Las Vegas & Cactus) on 2.8 acres, generally located east of Las Vegas Boulevard and south of Cactus Avenue within Enterprise. MN/dd (For possible action)

#### **NON-ROUTINE ACTION ITEMS (20 - 30):**

These items will be considered separately.

20. AG-23-900058: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

21. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action)
- PC Action - Approved
22. VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)
- PC Action - Approved
23. TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/syp (For possible action)
- PC Action - Approved
24. NZC-22-0676-COUNTY OF CLARK (AVIATION):  
AMENDED ZONE CHANGE to reclassify 12.0 acres (previously notified as 12.3 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) street intersection off-set; and 3) street dedication.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/gc/ja (For possible action)
- PC Action - Approved
25. VS-22-0677-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action)
- PC Action - Approved
26. TM-22-500223-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/gc/ja (For possible action)
- PC Action - Approved

27. PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:  
PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action)

PC Action - Adopted

### **APPEAL**

28. AG-23-900053: Consider an appeal of the Zoning Administrator's decision to not accept and process an Administrative Design Review at 16382 Red Rock Springs Circle. JJ/sr (For possible action)

### **ORDINANCES – INTRODUCTION**

29. ORD-22-900756: Introduce an ordinance to consider adoption of a Development Agreement with Lexiland LLC for a multiple family residential development (Rainbow & Warm Springs) on 13.7 acres, generally located north of Warm Springs Road and east of Rainbow Boulevard within Enterprise. MN/dd (For possible action)
30. ORD-23-900055: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo LLC for a distribution center (Warm Springs & Buffalo) on 41.5 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. MN/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.