



**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 22, 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 – 28 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 29 – 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 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 – 28):**

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-23-0041-CITY LIGHT CHURCH INC:  
DESIGN REVIEW for finished grade in conjunction with an approved place of worship on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/bb/syp (For possible action)
5. ET-23-400009 (NZC-19-0886)-TROP GC APTS, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.  
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley (description on file). JJ/tpd/syp (For possible action)
6. ET-23-400010 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; 4) allow modified driveway design standards (no longer needed); and 5) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).  
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on a 7.5 acre portion of 15.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/syp (For possible action)
7. ET-23-400011 (VS-20-0207)-DXD F1 GRAND TETON, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Tioga Way located between Grand Teton Drive and Ackerman Avenue within Lone Mountain (description on file). MK/tpd/syp (For possible action)

8. ET-23-400014 (NZC-18-0865)-LMG NEVADA LAND EXPANSION, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
DESIGN REVIEW for an office/warehouse building. Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)
9. UC-23-0007-USA:  
HOLDOVER 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)
10. UC-23-0031-MGP LESSOR, LLC:  
USE PERMITS for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.  
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.  
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.  
DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/rk/syp (For possible action)
11. VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:  
HOLDOVER 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)
12. WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:  
HOLDOVER 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)

13. VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action)
14. UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:  
USE PERMITS for the following: 1) expansion of a place of worship; and 2) reduce front setback.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) reduce parking; and 3) modified commercial driveway standards.  
DESIGN REVIEWS for the following: 1) proposed building and expansion to parking area; 2) alternative parking lot landscaping; and 3) finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action)
15. VS-23-0009-RA PLAZA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action)
16. WS-23-0008-RA PLAZA, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEWS for the following: 1) a distribution and warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 7.1 acres in an M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone. Generally located on the south side of Cheyenne Avenue and the east side of Lamb Boulevard within Sunrise Manor. MK/al/syp (For possible action)
17. VS-23-0037-DESERT RV & BOAT STORAGE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Rainbow Boulevard and Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)
18. UC-23-0036-DESERT RV & BOAT STORAGE, LLC:  
USE PERMIT for a mini-warehouse facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce driveway approach distance.  
DESIGN REVIEWS for the following: 1) mini-warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 2.5 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Quail Avenue and Santa Margarita Street (alignment) within Spring Valley. MN/gc/syp (For possible action)
19. WC-23-400013 (ZC-0118-02)-GSN FLAMINGO LP:  
WAIVER OF CONDITIONS of a zone change requiring single story on all buildings, a maximum height of 30 feet in conjunction with a freestanding pharmacy and a proposed mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action)

20. UC-23-0034-GSN FLAMINGO LP:  
USE PERMIT for a mini-warehouse facility.  
WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway standards.  
DESIGN REVIEW for a proposed mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action)
21. WS-23-0013-MORALLY JOHN P REVOCABLE TRUST & MORALLY JOHN P TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) an additional office warehouse building; and 2) finished grade in conjunction with an existing office warehouse building on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 260 feet north of Cavaretta Court within Paradise. MN/al/syp (For possible action)
22. WS-23-0029-S C GILESPIE:  
WAIVER OF DEVELOPMENT STANDARDS to allow a wall sign to face a residential development.  
DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a mini-warehouse facility on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Giles pie Street, 75 feet north of Silverado Ranch Boulevard within Enterprise. MN/al/syp (For possible action)
23. WS-23-0035-RG NELLIS NV, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.  
DESIGN REVIEW for finished grade on 6.2 acres in conjunction with an approved distribution center in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/syp (For possible action)
24. NZC-22-0592-4350 NELLIS BLVD, LLC:  
HOLDOVER 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

25. VS-22-0593-4350 NELLIS BLVD, LLC:  
HOLDOVER 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

26. CP-23-900037 HOLDOVER: 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)
27. ORD-22-900756: Conduct a public hearing on 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)

28. ORD-23-900055: Conduct a public hearing on 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)

**NON-ROUTINE ACTION ITEMS (29 - 45):**

These items will be considered separately.

29. DR-23-0040-SDP DEVELOPMENT, LLC:  
DESIGN REVIEWS for the following: 1) restaurant; and 2) parking lot landscaping in conjunction with a previously approved shopping center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action)
30. WS-23-0038-SDP DEVELOPMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height.  
DESIGN REVIEW for proposed signage in conjunction with a retail center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action)
31. UC-23-0028-LEARY DUSTIN J:  
USE PERMIT to increase the number of household pets (cats and dogs).  
WAIVER OF DEVELOPMENT STANDARDS to increase the number of household pets in conjunction with an existing single family dwelling on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Keifer Valley Street and the west side of Cimarron Road within Enterprise. JJ/sd/syp (For possible action)
32. VS-23-0033-GANESH SHIVA LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Russell Road, and between Mann Street and Torrey Pines Drive within Spring Valley (description on file). MN/rk/syp (For possible action)
33. UC-23-0032-GANESH SHIVA LLC:  
USE PERMIT for a recreational (tennis) facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and 2) to allow modified driveway design.  
DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Mann Street and the north side of Quail Avenue within Spring Valley. MN/rk/syp (For possible action)
34. WS-22-0147-LV JUDSON, LP:  
AMENDED 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)

35. WS-23-0016-PN II INC:  
WAIVER OF DEVELOPMENT STANDARDS for setbacks.  
DESIGN REVIEW for finished grade on 21.0 acres in an R-1 (Single Family Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue, the north side of Starr Avenue, the east and south sides of Placid Street, and the east side of La Cienega Street within Enterprise. MN/bb/syp (For possible action)
36. WS-23-0017-ADAMS 1979 TRUST & ADAMS JEFFREY K & DONNA K CO-TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate landscaping in conjunction with a single family residential development on 3.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Rosada Way, the west side of Kevin Way, and the north side of La Madre Way within Lone Mountain. RM/jud/syp (For possible action)
37. WS-23-0022-MONTES JOSE ISRAEL:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEW for finished grade in conjunction with a future single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/al/syp (For possible action)
38. WS-23-0044-RAWSON CASEY & KATIE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 2) drainage study; 3) eliminate street landscaping, screening, and buffering on 1.9 acres in the R-T (Manufactured Home Residential) Zone in conjunction with a minor subdivision map in the Moapa Valley Overlay District. Generally located on the south side of Paul Avenue and the west side of Yamashita Street within Moapa Valley. MK/jud/syp (For possible action)
39. ZC-22-0560-SILVER CITY MHC, LLC:  
HOLDOVER ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.  
USE PERMIT for a manufactured home park.  
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.  
DESIGN REVIEWS for the following: 1) a manufactured home park; and 2) lighting plan. Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)
40. NZC-22-0703-HANSEN, MARK O. & LINDA:  
ZONE CHANGE to reclassify 2.0 acres from an R-A (Residential Agricultural) (RNP-II) Zone to an R-E (Rural Estates Residential) (RNP-II) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a residential minor subdivision. Generally located on the east side of Bonita Vista Street and the south side of Log Cabin Way within Lone Mountain (description on file). MK/md/syp (For possible action)

PC Action - Approved

**AGENDA ITEM**

41. AG-23-900104: Discuss a planning process for temporary uses and structures related to major events, and direct staff accordingly. (For possible action)



## **ORDINANCES – INTRODUCTION**

42. ORD-22-900371: Introduce an ordinance to consider adoption of a Development Agreement with DIAMOND TORINO LLC for a single family residential development on 1.4 acres, generally located south of Blue Diamond Road and east of Decatur Boulevard within Enterprise. JJ/dd (For possible action)
43. ORD-23-900030: Introduce an ordinance to consider adoption of a Development Agreement with Jones Boulevard Partners, LLC for the expansion of a distribution facility on 26.6 acres, generally located north of Wigwam Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)
44. ORD-23-900038: Introduce an ordinance to consider adoption of a Development Agreement with I20 LLC & I20 @ Rainbow LLC for an industrial complex on 15.0 acres, generally located south of Levi Avenue and east of Rainbow Boulevard within Enterprise. JJ/dd (For possible action)
45. ORD-23-900080: 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 December 7, 2022, December 21, 2022, January 4, 2023 and January 18, 2023. (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.