



**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, NOVEMBER 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 – 38 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 39 – 60 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 – 38):**

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-23-0630-VENETIAN PROPCO, LLC:  
DESIGN REVIEWS for the following: 1) wall sign area; 2) animated sign area; 3) animated sign number; and 4) modifications to an approved sign package in conjunction with an existing resort hotel (Venetian/Palazzo) on 63.2 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 Sands Avenue within Paradise. TS/hw/syp (For possible action)
5. DR-23-0636-FLAMINGO LV OPERATING CO, LLC:  
DESIGN REVIEWS for the following: 1) facade remodel; 2) addition; and 3) modification to an approved comprehensive sign plan in conjunction with a restaurant within a resort hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/sd/syp (For possible action)
6. AR-23-400125 (WS-21-0525)-LMG LAS VEGAS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/rp/syp (For possible action)
7. ET-23-400126 (VS-21-0124)-PN II, INC.:  
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/nai/syp (For possible action)
8. ET-23-400127 (VS-19-0145)-PN II, INC.:  
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rp/syp (For possible action)

9. ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:  
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.  
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action)
10. UC-23-0616-SHAO LILY SAU-CHU:  
USE PERMIT for a veterinary clinic on a portion of 7.6 acres in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. JJ/bb/syp (For possible action)
11. UC-23-0631-BUDGET RENT A CAR SOUTHERN CA:  
USE PERMIT for a monorail on 11.2 acres in an M-1 (Light Manufacturing) Zone and a C-2 (General Commercial) (AE-70, AE-65, & AE-60) Zone. Generally located between Desert Inn Road and Warm Springs Road, and between Maryland Parkway and Valley View Boulevard within Paradise and Enterprise. MN/JG/JJ/bb/syp (For possible action)
12. VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:  
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)
13. WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) eliminate sidewalks and reduce street landscaping.  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action)
14. TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:  
TENTATIVE MAP consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action)
15. WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:  
AMENDED WAIVER OF CONDITIONS of a nonconforming zone change requiring a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street (previously not notified) and revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme (no longer needed) in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action)
16. WC-23-400143 (ZC-21-0633)-SLOAN ARVILLE, LLC:  
WAIVER OF CONDITIONS of a zone change requiring to construct per revised plans in conjunction with a proposed distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) within South County. JJ/bb/syp (For possible action)

17. DR-23-0530-SLOAN ARVILLE, LLC:  
DESIGN REVIEW for modifications to a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) within South County. JJ/bb/syp (For possible action)
18. WS-23-0593-MGP LESSOR, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway throat depth.  
DEVIATION for existing sidewalk and landscaping.  
DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures 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/jor/syp (For possible action)
19. WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.  
DESIGN REVIEWS for the following: 1) lighting; and 2) signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/lm/syp (For possible action)
20. WS-23-0607-WINDMILL LANE SERIES SIERRA INVESTMENT PROPERTIES:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; and 2) reduce throat depth.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone. Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/lm/syp (For possible action)
21. WS-23-0638-CFT LANDS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative landscaping.  
DESIGN REVIEW for finished grade in conjunction with a previously approved residential subdivision on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Polaris Avenue within Enterprise. JJ/jud/syp (For possible action)
22. PA-23-700025-BWNV, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

PC Action - Adopted

23. ZC-23-0541-BW NV, LLC:  
ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75, & APZ-2) Zone.  
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.  
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.  
DESIGN REVIEWS for the following: 1) office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action)

PC Action - Approved

24. TM-23-500113-BW NV, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/rr/syp (For possible action)

PC Action - Approved

25. ZC-23-0548-LV BARBARA, LLC:  
HOLDOVER ZONE CHANGE to reclassify 9.0 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.  
USE PERMIT for a multiple family residential development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard improvements (landscaping) within a right-of-way.  
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

26. ZC-23-0550-LV BARBARA, LLC:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.  
USE PERMITS for the following: 1) multiple family residential development; 2) offices (previously not notified); 3) retail sales and services (previously not notified); and 4) personal services (previously not notified).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements (landscaping) within a right-of-way; 3) reduce driveway approach distance (previously not notified); and 4) reduce driveway throat depth (previously not notified).  
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) a commercial development (previously not notified); 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action)

27. VS-23-0551-LV BARBARA, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file). MN/al/syp (For possible action)
28. ZC-23-0571-I15 MOUNTAIN, LLC:  
HOLDOVER ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; 2) waive street dedication; and 3) retaining wall height.  
DESIGN REVIEWS for the following: 1) office/warehouses and distribution centers; and 2) finished grade. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action)
29. VS-23-0572-I15 MOUNTAIN, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action)
30. TM-23-500121-I15 MOUNTAIN, LLC:  
HOLDOVER TENTATIVE MAP consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action)
31. ZC-23-0635-5590 FLAMINGO, LLC:  
ZONE CHANGE to reclassify 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) lighting; and 3) a commercial (retail/office) building in conjunction with an existing commercial complex on 4.0 acres in a C-P (Office and Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone. Generally located on the north side of Flaming Road, 430 feet west of Lindell Road within Spring Valley (description on file). JJ/md/syp (For possible action)

32. ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:  
ZONE CHANGE to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
USE PERMIT for a vehicle wash.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.  
DESIGN REVIEWS for the following: 1) a vehicle wash; and 2) finished grade. Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file).  
JJ/al/syp (For possible action)
33. VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:  
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action)
34. ZC-23-0643-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:  
ZONE CHANGE to reclassify 37.6 acres from a C-2 (General Commercial) (AE-60) Zone, an R-1 (Single Family Residential) (AE-60) Zone, and an H-1 (Limited Resort and Apartment) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.  
USE PERMITS for the following: 1) parking garage; and 2) waive design and development standards in the Midtown Maryland Parkway District.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking lot landscaping; 3) allow non-standard improvements within the right-of-way; and 4) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) proposed parking garage and surface parking lot modifications; and 2) finished grade in conjunction with an existing hospital site in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester (description on file). TS/rk/syp (For possible action)
35. VS-23-0644-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and La Canada Street, and between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Arabella Street located between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Sombrero Drive located between Maryland Parkway and La Canada Street; a portion of Serape Circle located between Maryland Parkway and La Canada Street; and a portion of Silver Mesa Court located between Maryland Parkway and La Canada Street within Winchester (description on file).  
TS/rk/syp (For possible action)
36. TM-23-500130-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:  
TENTATIVE MAP for a commercial subdivision on 37.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway District. Generally located on the east side of Maryland Parkway and the north side of Desert Inn Road within Winchester. TS/rk/syp (For possible action)
37. AG-23-900558: Authorize the termination of a Development Agreement and signature of a Termination agreement between the County of Clark and the Las Vegas Convention and Visitors Authority for the Las Vegas Convention Center Expansion. Generally located on the southeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. (For possible action)
38. ORD-23-900438: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Jose Avila for a single family residential development on 0.9 acres, generally located south of Levi Avenue and west of Haven Street within Enterprise. MN/jm (For possible action)

#### **NON-ROUTINE ACTION ITEMS (39 – 60):**

These items will be considered separately.



39. ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:  
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a recreational facility (a multi-function events arena) and incidental uses; 3) increased building height; 4) retail sales and service; 5) restaurants; 6) on-premises consumption of alcohol; 7) alcohol sales, beer & wine - packaged only; 8) alcohol sales, liquor - packaged only; 9) outdoor live entertainment; 10) personal services (salon and spa); 11) club; 12) nightclub; 13) food carts/booths; 14) grocery store; 15) kiosks/information (outdoor); 16) offices; 17) theater (Cineplex); 18) outside dining, drinking, and cooking; 19) farmer's markets; 20) arcade; and 21) motion picture production/studio.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback to a parking structure from a residential use; 2) waive the required landscaping when adjacent to a less intensive use; 3) permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and 4) non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).  
DESIGN REVIEWS for the following: 1) a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; 2) hotel; 3) retail establishments; 4) theater (Cineplex); and 5) parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)
40. ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:  
USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) modifications to an approved High Impact Project (All Net Arena); and 2) convention facilities/exposition halls.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; and 2) increased building height.  
DESIGN REVIEWS for the following: 1) modifications to an approved High Impact Project; 2) hotel tower and associated low-rise and mid-rise buildings and structures; 3) convention center facilities; and 4) all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

41. ET-23-400137 (UC-0762-17)-GRACE PRESBYTERIAN CHURCH:  
USE PERMIT FOURTH 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 REVIEW for a proposed place of worship 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) 10 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/nai/syp (For possible action)
42. UC-23-0637-LAS VEGAS VALLEY WATER DISTRICT:  
USE PERMIT for public utility structures consisting of a pumping station, electric substation, fences, and walls.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.  
DESIGN REVIEWS for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.2 acres in a Public Facility (P-F) Zone. Generally located on the north side of Monthill Avenue, 105 feet east of Hazelcrest Drive within Paradise. TS/jba/syp (For possible action)
43. UC-23-0648-SKY HI, LLC:  
USE PERMITS for the following: 1) cannabis establishment (consumption lounge); and 2) modify design and development standards for the Midtown Maryland Parkway Design Overlay District.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation for outside cannabis consumption to a residential use.  
DESIGN REVIEWS for the following: 1) a cannabis consumption lounge; 2) additions to an existing commercial building; and 3) site modifications to include but not limited to façade changes, parking, and landscaping on 1.6 acres in a C-1 (Local Business) (AE-60) Zone in the Midtown Maryland Parkway Design Overlay District. Generally located on the north side of Desert Inn Road, 500 feet west of Maryland Parkway within Winchester. TS/al/syp (For possible action)

44. WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:  
WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)
45. WC-23-400136 (ZC-1254-06)-MTL TRUST:  
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) right-of-way dedication to include 30 feet for Mann Street and associated spandrels; and 2) construct full off-site improvements in conjunction with a towing services yard with ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action)
46. VS-23-0598-MTL TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action)
47. WS-23-0597-MTL TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) eliminate street landscaping and detached sidewalk; and 3) not construct a commercial driveway. DESIGN REVIEW for a towing services yard with an ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action)
48. WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping. DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)
49. WS-23-0601-BM HIGHLAND, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) parking lot landscaping; 3) pedestrian walkways; 4) modified commercial driveway standards; and 5) full off-site improvements. DESIGN REVIEW a proposed expansion to an existing contractor's office within an existing commercial/industrial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue within Winchester. TS/lm/syp (For possible action)
50. PA-23-700022-RMR GOWAN, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)

51. ZC-23-0477-RMR GOWAN, LLC:  
ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.  
DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

PC Action - Approved

52. PA-23-700024-STORYBOOK INVESTMENTS, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action)

PC Action - Adopted

53. ZC-23-0538-STORYBOOK INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action)

PC Action - Approved

54. VS-23-0539-STORYBOOK INVESTMENTS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I-215, and between Wigwam Avenue and Pebble Road, and a portion of right-of-way being Ford Avenue located between Maryland Parkway and I-215 within Paradise (description on file). MN/rk/syp (For possible action)

PC Action - Approved

55. ZC-23-0625-DIAMOND WINDMILL, LLC:  
ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone. Generally located on the southwest corner of Windmill Lane and Giles Street within Enterprise (description on file). MN/sd/syp (For possible action)

56. NZC-23-0471-REDWOOD B DIAMOND LLC:  
ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) assisted living facility; and 2) permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) assisted living facility; 2) vehicle (automobile) wash; 3) hotel; 4) retail building; 5) restaurant with drive-thru; 6) on-premises consumption of alcohol establishment (tavern); and 7) finished grade. Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action)

PC Action - Denied

57. VS-23-0472-REDWOOD B DIAMOND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action)

PC Action - Denied

### **APPEAL**

58. UC-23-0502-TAKACH, ROBERT & CAYME:  
APPEAL USE PERMIT to allow alternative design standards for an accessory structure (carport).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; and 2) allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action)

PC Action - Approved

Waiver of Development Standards #2 was Denied

### **ORDINANCES – INTRODUCTION**

59. ORD-23-900186: Introduce an ordinance to consider adoption of a Development Agreement with William Lyon Homes Inc. for a single family residential development on 8.9 acres, generally located north of Shelbourne Avenue and west of Decatur Boulevard within Enterprise. JJ/jm (For possible action)
60. ORD-23-900542: 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 August 16, 2023, September 6, 2023, September 20, 2023 and in Assessors Book 176. (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.