



**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, DECEMBER 6, 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 – 46 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. 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-23-400151 (UC-22-0521)-COUNTY OF CLARK (LV CONV AUTH):
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) fairground; and 3) live entertainment.
DESIGN REVIEWS for the following: 1) recreational facility; 2) fairground; and 3) live entertainment in conjunction with a convention facility on 51.8 acres in a P-F (Public Facility) Zone. Generally located on the north side of Sierra Vista Drive and the east and west sides of University Center Drive within Paradise. TS/nai/syp (For possible action)
5. AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/nm/syp (For possible action)
6. ET-23-400133 (VS-21-0452)-CAMPUS VILLAGE GROUP, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Maryland Parkway located between University Avenue and Harmon Avenue within Paradise (description on file). TS/dd/syp (For possible action)
7. ET-23-400144 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increase density; and 3) an accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.
DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/tpd/syp (For possible action)
8. ET-23-400148 (VS-21-0397)-DIAMOND TORINO, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action)

9. ET-23-400149 (ZC-20-0356)-MMB APEX AUCTION, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) alcohol sales, beer and wine - packaged only; and 2) alcohol sales, liquor - packaged only.
WAIVERS OF DEVELOPMENT STANDARD for the following: 1) modify commercial driveway improvements; and 2) waive off-site improvements (curb, gutter, sidewalk, and partial paving).
DESIGN REVIEW for a proposed truck stop with gasoline pumps on a 4.0 acre portion of 24.9 acres in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the south side of I-15 and the east side of Las Vegas Boulevard North within the Northeast County Planning Area (description on file).
MK/rp/syp (For possible action)
10. ET-23-400157 (UC-0787-17)-LAUB, JOEL A. AND LAUB, KIMBERLY L. FAMILY TRUST:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) increase manager's unit area; and 2) waive mixed-use development design standards.
DESIGN REVIEWS for the following: 1) modify an approved office/warehouse complex with manager's units; and 2) modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/tpd/syp (For possible action)
11. ET-23-400158 (VS-21-0180)-RAWHIDE RV LP:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/bb/jo (For possible action)
12. WS-23-0650-RAWHIDE RV LP:
WAIVER OF DEVELOPMENT STANDARDS to eliminate a freeway buffer wall in conjunction with an approved mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney.
JG/bb/syp (For possible action)
13. UC-23-0713-USA:
USE PERMITS for the following: 1) overhead power transmission lines; 2) electrical substation; 3) increase the height of utility structures; 4) public utility structures with all accessory structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.
DESIGN REVIEWS for the following: 1) overhead power transmission lines; 2) electrical substation; 3) public utility structures with all accessory/ancillary structures and uses; 4) final grading for a Hillside Development (slopes greater than 12%); and 5) finished grade on 43,949.2 acres in an R-U (Rural Open Land) Zone, an H-2 (General Highway Frontage) Zone, and a P-F (Public Facility) Zone. Generally located on the Nye/Clark County border, continuing 16 miles southeast along SR 160, then continuing 27 miles southeast crossing Sandy Valley Back Road and Sandy Valley Road to the west side of I-15, 3 miles south of Jean, then continuing 19 miles east of I-15 to the Boulder City border within the Northwest County and South County Planning Areas and portions of Sandy Valley and Goodsprings.
RM/JJ/MN/md/syp (For possible action)
14. WS-23-0629-MT. CHARLESTON INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) lot coverage; 3) building height; and 4) eliminate sidewalk and reduce street landscaping.
DESIGN REVIEW for the reconstruction of a restaurant and lounge facility in conjunction with an existing bed and breakfast facility on a 1.9 acre portion of 4.2 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District (Part I). Generally located on the north side of Kyle Canyon Road and the east side of Knotty Pine Way within Northwest County. RM/hw/syp (For possible action)

15. WS-23-0697-EAGLE PROMENADE, LLC:
 WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
 DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action)
16. WS-23-0718-UNCOMMONS LIVING BLDG 1, LLC:
 WAIVER OF DEVELOPMENT STANDARDS for signage.
 DESIGN REVIEW for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/rr/syp (For possible action)
17. WS-23-0721-USA & COUNTY OF CLARK (ADMINISTRATION) LEASE:
 WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.
 DESIGN REVIEW for a park expansion on 49.0 acres in a P-F (Public Facility) Zone and an R-U (Rural Open Land) Zone. Generally located on the southwest corner of Gretta Lane and Sky Road within Indian Springs. RM/jud/syp (For possible action)
18. ZC-23-0714-COUNTY OF CLARK (RPM):
 ZONE CHANGE to reclassify 332.4 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
 DESIGN REVIEW for a park (Southwest Ridge Bicycle Skills Park) on a 24.0 acre portion of 332.4 acres. Generally located on the south side of Warm Springs Road and the west side of Fort Apache Road within Enterprise (description on file). JJ/lm/syp (For possible action)
19. VS-23-0715-COUNTY OF CLARK (RPM):
 VACATE AND ABANDON right-of-way (grant) located between Warm Springs Road and Robindale Road (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 46):

These items will be considered separately.

20. SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:
 STREET NAME CHANGE to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action)

PC Action - Approved

21. UC-23-0637-LAS VEGAS VALLEY WATER DISTRICT:
 HOLDOVER 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)

22. UC-23-0664-KENOWOYO INVESTMENT I, LLC:
USE PERMIT to re-establish a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) allow non-decorative screening along the right-of-way; 4) allow unscreened mechanical equipment; 5) trash enclosure; 6) off-site improvements; 7) reduce throat depth; and 8) driveway geometrics.
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakley Boulevard and Red Rock Street within Spring Valley. RM/jor/syp (For possible action)
23. VS-23-0512-TRIPLE TREE:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain (description on file). RM/lm/syp (For possible action)
24. WS-23-0511-TRIPLE TREE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)
25. TM-23-500107-TRIPLE TREE:
HOLDOVER TENTATIVE MAP consisting of 7 single family residential lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)
26. VS-23-0696-GHANOLI HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue and Maule Avenue (alignment), and between Crystal Street and Dean Martin Drive within Enterprise (description on file). MN/rr/syp (For possible action)
27. UC-23-0695-GHANOLI HOLDINGS, LLC:
USE PERMIT for a truck staging area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow reduced landscaping and attached sidewalk; 2) allow modified driveway standards; and 3) allow modified street standards.
DESIGN REVIEW for a truck staging area on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/rr/syp (For possible action)
28. 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)

29. WS-23-0708-EL CAMINO REAL INDUSTRIAL, LLC:
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements in conjunction with an approved office/warehouse facility on 2.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise. JJ/lm/syp (For possible action)

30. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

31. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify a 3.9 acre portion of a 5.6 acre site from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to a single family residential use; 2) allow alternative landscaping/screening adjacent to a single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

PC Action - Approved

32. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

PC Action - Denied

33. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single a family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to a single family residential use.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

PC Action - Denied

34. VS-23-0612-LV SILVERADO SCHUSTER, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Gary Avenue located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action)

PC Action - Approved

35. PA-23-700030-KAVISON HOMES, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 0.8 acres. Generally located on the southwest corner of Pecos Road and Oquendo Road within Paradise. JG/gc (For possible action)

PC Action - Adopted

36. ZC-23-0649-KAVISON HOMES, LLC:
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce garage openings onto a drive aisle; 2) reduce street landscaping; 3) reduce setbacks; 4) increase building height; 5) reduce the height/setback ratio requirement adjacent to a single family residential use; and 6) allow modified street standards.
DESIGN REVIEW for a multiple family (condominium) development. Generally located on the south side of Oquendo Road and the west side of Pecos Road within Paradise (description on file). JG/md/syp (For possible action)

PC Action - Approved

37. TM-23-500131-KAVISON HOMES LLC:
TENTATIVE MAP consisting of 8 condominium units and common lots on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Oquendo Road and the west side of Pecos Road within Paradise. JG/md/syp (For possible action)

PC Action - Approved

38. ZC-23-0614-DIAMOND MOHAWK CCA, LLC:
ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS for throat depth.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) finished grade; 3) modifications to a previously approved office/warehouse facility; and 4) a proposed office/warehouse facility on 6.7 acres in the CMA Design Overlay District. Generally located on the east side of Mohawk Street, 300 feet north of Post Road within Spring Valley (description on file). MN/hw/syp (For possible action)

39. VS-23-0615-DIAMOND MOHAWK CCA, LLC:
VACATE AND ABANDON a portion of right-of-way being Mohawk Street located between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action)

APPEALS

40. VS-23-0595-PEBBLE RD PROPERTY TRUST:
APPEAL AMENDED VACATE AND ABANDON easements of interest to Clark County located between Schirlls Street (alignment) and Arville Street and between Torino Avenue and Pebble Road (previously not notified) and a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jgh/syp (For possible action)

PC Action - Denied

41. WS-23-0525-KELLIE AND MICHAEL NESTO:
APPEAL WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action)

PC Action - Approved

AGENDA ITEM

42. AG-23-900625: Consider a request for reconsideration of ZC-23-0477 and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

43. ORD-23-900445: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single family residential development on 7.3 acres, generally located south of Warm Springs Road and east of Montessouri Street within Enterprise. MN/jm (For possible action)
44. ORD-23-900536: Introduce an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a single family residential development on 9.3 acres, generally located north of Pebble Road and west of Rosanna Street within Enterprise. JJ/jm (For possible action)
45. ORD-23-900562: Introduce an ordinance to consider adoption of a Development Agreement with AMZ1, LLC for an outside storage yard on 2.3 acres, generally located south of Shelbourne Avenue and west of Duneville Street within Enterprise. JJ/jm (For possible action)
46. ORD-23-900570 Introduce an ordinance to consider adoption of a Development Agreement with Oleta Jones 2.50, LLC for an industrial development on 2.3 acres, generally located south of Oleta Avenue and west of Jones Boulevard 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.