



**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, APRIL 3, 2024**

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 Nicole Razo at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 22 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 23 – 34 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 – 22):**

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-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:  
DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng (For possible action)
5. ET-24-400011 (UC-22-0580)-CAZAREZ IRMA:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase the area of an existing accessory structure; 2) increase the cumulative area of all accessory structures; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/rp/ng (For possible action)
6. ET-24-400013 (NZN-19-0921)-PICERNE QUARTERHORSE, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.  
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action)
7. UC-24-0033-USA:  
AMENDED USE PERMIT for a public utility structure (unmanned industrial rail lift station).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate all on-site landscaping; 2) eliminate street landscaping; and 3) eliminate buffering and screening (no longer needed).  
DESIGN REVIEW for a public utility structure (unmanned industrial rail lift station) on a 5.6 acre portion of a 58.1 acre site in an IH (Industrial Heavy) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Land Use Planning Area. MK/jor/ng (For possible action)

8. VS-23-0890-SILVERADO PROMENADE II, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action)
9. UC-23-0889-SILVERADO PROMENADE II, LLC:  
USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive cross access; 2) allow access to a local street; 3) reduce throat depth; and 4) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) commercial center; 2) vehicle wash; 3) restaurant with a drive-thru; 4) lighting; and 5) alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action)
10. WS-24-0022-CLARK COUNTY STADIUM AUTHORITY:  
WAIVER OF DEVELOPMENT STANDARDS to reduce on-site parking in conjunction with an existing recreational facility (Allegiant Stadium) on 62.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Hacienda Avenue and the east side of Polaris Avenue within Paradise. MN/hw/ng (For possible action)
11. ZC-23-0775-LAS VEGAS HORSE RIDES, LLC:  
HOLDOVER ZONE CHANGE to reclassify 0.5 acres from a C-2 (Commercial General) Zone to an R-E (Rural Estates Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) reduce setback in conjunction with an existing residence and proposed agricultural livestock and accessory building. Generally located on the southwest corner of Main Street and Revere Street within Goodsprings (description on file). JJ/jud/syp (For possible action)
12. ZC-23-0935-INDIAN SPRINGS ESTATES MHP, LLC:  
HOLDOVER ZONE CHANGE to reclassify a 6.8 acre portion of 24.1 acres from an R-T (Manufactured Home Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) reduce height/setback ratio; 3) reduce gate setbacks; 4) eliminate full off-site improvements; and 5) driveway geometrics.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located on the north side of Boulder Lane and the east side of MacFarland Avenue within Indian Springs (description on file). RM/hw/syp (For possible action)
13. ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:  
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action)
14. VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action)

15. DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:  
DESIGN REVIEW for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)
16. TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:  
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action)
17. NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:  
ZONE CHANGE to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.  
USE PERMIT for an attached single family residential (townhouse) planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) project acreage; 2) required parking space dimensions; 3) street setback; 4) building setback to project perimeters; 5) driveway geometrics; and 6) residential private street design.  
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action)

PC Action - Approved

18. VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action)

PC Action - Approved

19. TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:  
TENTATIVE MAP consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action)

PC Action - Approved

20. ORD-23-900172: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications in Assessor's Books 164, 175, 176, 177 and 191. (For possible action)
21. ORD-24-900008: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with IHC Health Services, INC for a commercial development on 9.25 acres, generally located north of Badura Avenue and east of Gagnier Boulevard within Spring Valley. MN/lg (For possible action)
22. ORD-24-900037: Conduct a public hearing on 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 6, 2023, December 20, 2023, January 3, 2024 in Assessor's Books 140, 161, 162, 163, 176, 177, and 255. (For possible action)

#### **NON-ROUTINE ACTION ITEMS (23 – 34):**

These items will be considered separately.

23. UC-23-0801-RK VEGAS CIRCLE, LLC:  
HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.  
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)
24. VS-24-0035-STRIP REAL ESTATE THREE, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)
25. UC-24-0034-STRIP REAL ESTATE THREE, LLC:  
USE PERMITS for the following: 1) parking lot; and 2) outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway geometrics; 2) reduce parking lot landscaping; 3) reduce buffer; and 4) alternative street landscaping.  
DESIGN REVIEWS for the following: 1) parking lot; and 2) outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)
26. WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) finished grade; 3) eliminate street landscaping; and 4) off-site improvements.  
DESIGN REVIEW for a single family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action)
27. PA-23-700054-ROOHANI RAMAK:  
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres. Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action)

PC Action - Adopted

28. ZC-23-0925-ROOHANI RAMAK:  
ZONE CHANGE to reclassify 14.3 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) reduced street landscaping; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce street intersection off-set.  
DESIGN REVIEW for a single family residential development. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise (description on file).  
JJ/md/syp (For possible action)

PC Action - Approved

29. VS-23-0926-SILVER SERENE LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Hinson Street and Valley View Boulevard; easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Schuster Street and Valley View Boulevard; a portion of a right-of-way being Richmar Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Gary Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Gary Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Hinson Street located between Richmar Avenue and Gary Avenue; and a portion of right-of-way being Valley View Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

30. TM-23-500194-ROOHANI RAMAK:  
TENTATIVE MAP consisting of 113 lots and common lots on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action)

PC Action - Approved

31. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:  
HOLDOVER ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.  
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file).  
JJ/sd/syp (For possible action)

32. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

33. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:  
HOLDOVER TENTATIVE MAP consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density Residential) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

**APPEAL**

34. UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:  
APPEAL AMENDED USE PERMITS for the following: 1) increase the area of a proposed casita; and 2) allow an accessory structure not architecturally compatible with the principal building.  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action)

PC Action - Approved

**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.