



**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 17, 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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 – 6 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 7 – 29 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 – 6):

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-24-0070-TEMPLETON DEVELOPMENT CORPORATION:
DESIGN REVIEW for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action)
5. AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action)
6. WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway throat depth; 2) reduce driveway departure distance; and 3) allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action)

NON-ROUTINE ACTION ITEMS (7 – 29):

These items will be considered separately.

7. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)
8. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South, and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)
9. UC-23-0894-EASTWOOD, LLC:
USE PERMIT for an independent living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for an access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width; and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action)
10. VS-24-0035-STRIP REAL ESTATE THREE, LLC:
HOLDOVER 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)
11. UC-24-0034-STRIP REAL ESTATE THREE, LLC:
HOLDOVER 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)

12. VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:
VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Gilespe Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action)
13. UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:
USE PERMITS for the following: 1) existing place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.
DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise.
MN/bb/syp (For possible action)
14. 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)
15. PA-23-700039-BD EQUITIES, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action)

PC Action - Denied

16. ZC-23-0767-BD EQUITIES, LLC:
ZONE CHANGE to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway standards; 2) allow access to a local street; and 3) allow modified on-site loading design and improvement standards.
DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - No Recommendation

17. VS-23-0768-BD EQUITIES, LLC:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street, and a portion of right-of-way being Arville Street located between Wigwam Avenue and Cougar Avenue (previously not notified) within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Approved

18. PA-23-700055-GTL PROPERTIES, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

19. ZC-23-0931-GTL PROPERTIES LLC:
HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

PC Action - Approved

20. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)

21. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

22. ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:
ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action)

23. UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:
USE PERMITS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking landscape islands; and 2) driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action)

24. ZC-24-0067-DESERT INN SQUARE, LLC:
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action)
25. VS-24-0069-DESERT INN SQUARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action)
26. WS-24-0068-DESERT INN SQUARE LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; 2) reduce parking lot landscaping; 3) increase wall height; 4) allow modified driveway design standards; and 5) reduced street width.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; and 2) retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action)

AGENDA ITEMS

27. AG-24-900187: Receive the required 2 year review of the Summerlin South Development Agreement. JJ/jor (For possible action)
28. AG-24-900210: Consider a request for reconsideration of ET-24-400012 (Nzc-21-0128) and direct staff accordingly. MN/sr (For possible action)

ORDINANCE – INTRODUCTION

29. ORD-24-900010 Introduce an ordinance to consider adoption of a Development Agreement with Fairmont Plaza Partners LLC for an industrial development on 5.0 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. MN/lg (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.