



**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, JULY 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 – 27 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 28 – 43 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 – 27):

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-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
HOLDOVER USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/ng (For possible action)
5. AR-24-400048 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:
USE PERMIT FIRST APPLICATION FOR REVIEW for exotic animals (wolf-dog hybrid).
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEWS for the following: 1) exotic animals (wolf-dog hybrid) facility; 2) a grading plan within a Hillside Area; and 3) alternative development standards in conjunction with an existing single-family residence and accessory structures on a portion of 21.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Faye Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/lm/ng (For possible action)
6. AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for reduced parking in conjunction with a quasi-public facility (youth referral service) on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action)

7. AR-24-400065 (UC-0652-14)-CHURCH ST JOHN BAPT GREEK ORTHOD:
USE PERMITS SIXTH APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/jud/ng (For possible action)
8. ET-24-400057 (Nzc-21-0747)-RED ROCK RV PARK, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)
9. ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action)
10. UC-24-0231-CHOICE 3D LLC:
USE PERMIT for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays. Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action)
11. VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:
VACATE AND ABANDON a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action)
12. UC-24-0222-VENETO PARADISE LLC & VENETO PARADISE II LLC:
USE PERMIT for a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce and eliminate landscaping; and 3) modified driveway design standards.
DESIGN REVIEW for a multi-family development on 5.21 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palos Verdes Street and the south side of Albert Avenue within Paradise. TS/JG/md/syp (For possible action)

13. VS-24-0250-GLENCOE PROPERTIES INC:
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action)
14. WS-24-0249-GLENCOE PROPERTIES INC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth.
DESIGN REVIEW for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action)
15. WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.
DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action)
16. ZC-24-0239-HUNGRY JOSE LLC:
ZONE CHANGE to reclassify 2.21 acres from an IL (Industrial Light) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley (description on file). JJ/bb (For possible action)
17. UC-24-0240-HUNGRY JOSE LLC:
USE PERMIT for an accessory dwelling in conjunction with an existing single-family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) reduce setbacks on 2.21 acres in an RS80 (Residential Single-Family 80) Zone. Generally located at the northwest corner of Royalite Street and Oregon Avenue within Sandy Valley. JJ/bb/ng (For possible action)
18. ZC-24-0247-HUGHES HOWARD COMPANY, LLC:
ZONE CHANGE to reclassify 231.39 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for Summerlin Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South (description on file). JJ/jor (For possible action)
19. UC-24-0248-HUGHES HOWARD COMPANY, LLC:
USE PERMIT for modified development standards.
WAIVER for a modified sidewalk ramp.
DESIGN REVIEWS for the following: 1) establish a development plan for Village 17C; and 2) a proposed single-family residential development on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)

20. TM-24-500055-HUGHES HOWARD COMPANY, LLC:
TENTATIVE MAP consisting of 412 lots on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community for Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)
21. ZC-23-0915-ROOHANI RAMAK:
HOLDOVER ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)
22. ZC-24-0256-MOCA, LLC; ET AL:
ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action)
23. ORD-24-900190: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BP Durango LP for a commercial development on 1.3 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/lg (For possible action)
24. ORD-24-900218: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Eagle Promenade LLC for a commercial development on 2.0 acres, generally located west of Rainbow Boulevard and north of Eldorado Lane Avenue within Enterprise. MN/dd (For possible action)
25. ORD-24-900222: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Axiom 3, LLC for a multi-family residential development on 4.5 acres, generally located south of Sunset Road and west of Montessori Street within Spring Valley. MN/lg (For possible action)
26. ORD-24-900250: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.7 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/lg (For possible action)
27. ORD-24-900288: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single-family residential development on 2.0 acres, generally located north of Blue Diamond Road and west of Inspiration Drive within Enterprise. JJ/lg (For possible action)

NON-ROUTINE ACTION ITEMS (28 – 43):

These items will be considered separately.

28. UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:
HOLDOVER USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.
DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)

29. VS-24-0258-SOUTH JONES LLC-SERIES B:
VACATE AND ABANDON a portion of right-of-way being Jones Boulevard located between Palmyra Avenue and Darby Avenue, and portion of a right-of-way being Darby Avenue located between Bronco Street and Jones Boulevard within Spring Valley (description on file). JJ/rg/syp (For possible action)
30. WS-24-0257-SOUTH JONES LLC-SERIES B:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) reduce landscape buffer; 3) modified residential adjacency standards; and 4) modified driveway design standards.
DESIGN REVIEW for an office complex on 1.60 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Darby Avenue within Spring Valley. JJ/rg/syp (For possible action)
31. WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce buffering and screening; 3) reduce driveway departure distance; and 4) reduce driveway throat depth.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action)
32. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)
33. ZC-24-0252-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:
ZONE CHANGE to reclassify a portion of 3.43 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley (description on file). MK/sd (For possible action)
34. VS-24-0254-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:
VACATE AND ABANDON a portion of right-of-way being Jones Street located between Moapa Valley Boulevard and Bonelli Avenue, and a portion of right-of-way being Bonelli Avenue located between Jones Street and Andersen Street within Moapa Valley (description on file). MK/sd/ng (For possible action)
35. WS-24-0253-KEATTE KENNETH J FAMILY TRUST & KEATE CRAIG & ROBERT TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for a proposed convenience store with gas station on a portion of 3.43 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Jones Street within Moapa Valley. MK/sd/ng (For possible action)
36. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

AGENDA ITEMS

37. AG-24-900342 HOLDOVER: Discuss whether to initiate a Master Plan Amendment to the Southwest-Las Vegas Valley Transportation Map of the Clark County Master Plan, and direct staff accordingly. (For possible action)
38. AG-24-900379 HOLDOVER: Discuss whether to initiate an application for a Master Plan Amendment for 5 parcels located on the north side of CC 215 and south of Bilpar Road, between Tenaya Way and Rio Vista Street, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

39. ORD-23-900458: Introduce an ordinance to consider adoption of a Development Agreement with HD Post Buffalo, LLC for an industrial/commercial complex on 2.0 acres, generally located east of Buffalo Drive and north of Post Road within Spring Valley. MN/jm (For possible action)
40. ORD-24-900232: Introduce an ordinance to consider adoption of a Development Agreement with The Rock, a Christian Church for a place of worship on 2.5 acres, generally located west of Edmond Street and south of Pebble Road within Enterprise. JJ/lg (For possible action)
41. ORD-24-900262: Introduce an ordinance to consider adoption of a Development Agreement with Southwest Marketplace Station LLC for a commercial development on 16.2 acres, generally located east of Rainbow Boulevard and north of Windmill Lane within Enterprise. MN/lg (For possible action)
42. ORD-24-900273: Introduce an ordinance to consider adoption of a Development Agreement with Century Communities Nevada LLC for a single-family residential development on 14.0 acres, generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/dw (For possible action)
43. ORD-24-900279: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 5.0 acres, generally located west of Hauck Street and north of Serene Avenue within Enterprise. JJ/dw (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.