



**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 4, 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 – 23 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 24 – 49 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 – 23):**

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. SDR-24-0553-TOWNE STORAGE UNIVERSITY, LC  
SIGN DESIGN REVIEWS for the following: 1) waive residential adjacency standards; and 2) signage in conjunction with an existing mini-warehouse facility on 1.36 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive, 150 feet south of Northrop Avenue (alignment) within Paradise. TS/nai/kh (For possible action)
5. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:  
HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)
6. AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, 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 a CR (Commercial Resort) 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/tpd/kh (For possible action)
7. AR-24-400115 (WS-17-1095)-VENETIAN PROPCO, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)
8. AR-24-400116 (UC-17-1096)-VENETIAN VENUE PROPCO, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to reduce on-site parking for an events center/music venue/recreational facility (Sphere), the Venetian and Palazzo Resort Hotels, and the Sands Expo Center on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue, 150 feet east of Koval Lane within Paradise. TS/dd/kh (For possible action)

9. AR-24-400117 (WS-18-0218)-VENETIAN PROPCO, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW to increase the time period for video or graphics display for animated signage.  
DESIGN REVIEW for signage including an increase in animated sign area in conjunction with the existing Palazzo and Venetian Resort Hotels and the Sands Expo Center to a proposed events center/music venue/recreational facility (Sphere) on 80.3 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and on the west and east sides of Koval Lane within Paradise. TS/dd/kh (For possible action)
10. ET-24-400114 (NZN-21-0423)-B-R OVATION LIMITED PARTNERSHIP:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.35 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.  
DESIGN REVIEWS for the following: 1) multi-family development; and 2) site modifications to a previously approved multi-family development on 6.99 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/my/kh (For possible action)
11. ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.  
DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action)
12. UC-24-0579-USA:  
USE PERMIT for a public utility structure (utility poles).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a public utility structure (utility poles); and 2) eliminate residential adjacency standards.  
DESIGN REVIEW for a proposed public utility structure in conjunction with an existing electric generation station on a portion of 637.1 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of SR 160 and the northwest side of Tecopa Springs Road within the Northwest County Planning Area. JJ/jor/kh (For possible action)
13. WS-24-0548-UNITED TARGETS GROUP, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) drainage study in conjunction with a proposed single-family subdivision on 8.91 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the south side of Obsidian Avenue and the east side of Miami Street within Sandy Valley. JJ/jm/kh (For possible action)
14. MPS-24-0519-HUGHES HOWARD PROPERTIES, INC.:  
AMENDED MAJOR PROJECT update to the land use and Development Guide to redesignate the land use category from Park/Open Space to Commercial (previously not notified) for a 1.47 acre portion of 876.0 acres in Village 18 within the Summerlin Master Planned Community. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community. JJ/rk (For possible action)

15. ZC-24-0480-HUGHES HOWARD PROPERTIES, INC.:  
ZONE CHANGE to reclassify 1.47 acres from an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone for a future commercial development in Summerlin Village 18. Generally located on the east side of Flamingo Road, 220 feet south of Granite Ridge Drive within Summerlin South Master Planned Community (description on file). JJ/rk (For possible action)

PC Action - Approved

16. ZC-24-0559-FRANLEN AIRPORT CENTER, LLC:  
ZONE CHANGE to reclassify 3.44 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise (description on file). JG/lm (For possible action)
17. UC-24-0560-FRANLEN AIRPORT CENTER, LLC:  
USE PERMIT for a restaurant.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) allow an attached sidewalk; and 3) alternative driveway geometrics.  
DESIGN REVIEW for a proposed industrial building on 3.44 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Spencer Street within Paradise. JG/lm/kh (For possible action)
18. ORD-24-900565: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)
19. ORD-24-900572: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)
20. ORD-24-900582: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)
21. ORD-24-900734: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)
22. ORD-24-900758: Conduct a public hearing on an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto. (For possible action)
23. ORD-24-900766: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

## **NON-ROUTINE ACTION ITEMS (24 – 49):**

These items will be considered separately.

24. UC-24-0571-CANADA INVESTMENTS, LLC:  
USE PERMIT to allow a cannabis establishment (retail store).  
WAIVER OF DEVELOPMENT STANDARDS for street landscaping.  
DESIGN REVIEW for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)
25. UC-24-0570-CANADA INVESTMENTS, LLC:  
USE PERMIT to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)
26. UC-24-0574-ALL NET LAND DEVELOPMENT, LLC:  
USE PERMITS for the following: 1) resort hotel; and 2) multi-family dwelling.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase driveway width; and 2) reduce driveway approach distance.  
DESIGN REVIEWS for the following: 1) resort hotel; 2) multi-family dwelling; 3) entertainment or recreational facilities (arena, theater, convention area, event plaza, and outdoor pool areas); and 4) all associated and accessory uses, structures, and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester. TS/jor/kh (For possible action)
27. VS-24-0509-USA:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)
28. WS-24-0510-USA:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.  
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)
29. TM-24-500108-USA:  
HOLDOVER TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

30. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)
31. WS-24-0551-WJB NV, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, streetlights, and sidewalks); and 2) allow an attached sidewalk on 9.04 acres in a RS20 (Residential Single-Family 20). Generally located on the south side of Russell Road and the east side of Gateway Road within Paradise. JG/bb/kh (For possible action)
32. WS-24-0566-SIERRA INVESTMENT PROPERTIES, LLC-SER CAMERO:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive off-site improvements (streetlights, curb, and gutter) in conjunction with a proposed single-family residential subdivision on 1.25 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Camero Avenue, 440 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)
33. WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow an attached sidewalk.  
DESIGN REVIEW for a single-family residential subdivision on 1.0 acre in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)
34. TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:  
TENTATIVE MAP consisting of 8 single-family residential lots on 1.0 acre in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)
35. ZC-24-0554-KELEGIAN, SHELLY:  
ZONE CHANGE to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action)
36. VS-24-0556-KELEGIAN, SHELLY:  
VACATE AND ABANDON a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action)
37. UC-24-0555-KELEGIAN, SHELLY:  
USE PERMIT for outdoor dining.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce buffering requirements; and 3) alternative driveway geometrics.  
DESIGN REVIEW for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)
38. TM-24-500121-KELEGIAN, SHELLY:  
TENTATIVE MAP consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)

39. ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:  
ZONE CHANGE to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action)
40. WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.  
DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)
41. ZC-24-0575-PABCO BUILDING PRODUCTS, LLC:  
ZONE CHANGE to reclassify a 219.69 acre portion of 1,710.86 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area (description on file). MK/hw (For possible action)
42. UC-24-0576-PABCO BUILDING PRODUCTS, LLC:  
USE PERMITS for the following: 1) a large scale, electric generation facility (solar); and 2) public utility structures (electric substation, 69kV overhead transmission lines, and BESS facility) and associated equipment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; and 3) waive full off-site improvements.  
DESIGN REVIEW for a large scale, solar electric generation facility and public utility structures and associated equipment on a 331.0 acre portion of 1,710.86 acres in an IL (Industrial Light) Zone and an IH (Industrial Heavy) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area. MK/hw/kh (For possible action)
43. PA-24-700021-ZHANG, JIANWEI, ET AL:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action)

PC Action - Adopted

44. ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:  
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)

PC Action - Approved



45. WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) modify residential adjacency standards; and 4) alternative driveway geometrics.  
DESIGN REVIEW for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

PC Action - Approved

Waiver of Development Standards #2a, #2b, #3a, #3b, and #4 were Withdrawn

### **APPEAL**

46. WS-24-0501-KATSIKAKIS EVANGELOS:  
APPEAL WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action)

PC Action - Denied

### **ORDINANCES – INTRODUCTION**

47. ORD-24-900605: Introduce an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a single-family residential subdivision on 16.2 acres, generally located south of Wigwam Avenue and west of Gagnier Boulevard within Enterprise. JJ/dw (For possible action)
48. ORD-24-900641: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 4.06 acres, generally located south of Badura Avenue and east of Pioneer Way within Spring Valley. MN/dw (For possible action)
49. ORD-24-900674: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 21.60 acres, generally located south of Arby Avenue and west of Tenaya Way within Spring Valley. MN/jm (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.