



**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, FEBRUARY 19, 2025**

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 – 10 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 11 – 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. 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 – 10):

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-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
6. SDR-24-0745-PROJECT CACTUS, LLC
SIGN DESIGN REVIEWS for the following: 1) modified residential adjacency standards; and 2) proposed signage for a previously approved commercial center on 1.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the east side of Arville Street within Enterprise. JJ/bb/kh (For possible action)
7. AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/tpd/kh (For possible action)
8. UC-24-0734-JJNP, LLC & NPS INVESTMENT, LLC:
USE PERMIT for a proposed banquet facility in conjunction with an existing shopping center on a portion of 18.82 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the west side of Market Street, 450 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

9. WC-24-400145 (ZC-19-0349)-DIAMOND ARVILLE, LLC:
WAIVER OF CONDITIONS of a zone change requiring separation between site wall and Armory to be agreed upon by both property owners for an existing warehouse development on 1.25 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise. JJ/nai/kh (For possible action)
10. ORD-24-900866: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Samir and Louiza Nacer for a daycare facility on 1.5 acres, generally located west of Fort Apache Road and north of Post Road within Spring Valley. JJ/dw (For possible action)

NON-ROUTINE ACTION ITEMS (11 – 34):

These items will be considered separately.

11. ET-24-400143 (UC-22-0334)-SLOAN VENTURES 90, LLC:
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) existing restaurant and related facilities; and 2) an existing vehicle maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth.
DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an RS80 (Residential Single-Family 80) Zone, an IL (Industrial Light) Zone, and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road within the South County Planning area. JJ/tpd/kh (For possible action)
12. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

13. UC-24-0757-USA:
USE PERMITS for the following: 1) a large scale, electric generation facility (solar); and 2) public utility structures (electric substation, overhead transmission lines, and BESS facility) and associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; and 2) reduce security fence height.
DESIGN REVIEW for a large scale, solar electric generation facility and public utility structures and associated equipment on a portion of 2,705.54 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest side of State Route 160 and the northwest side of Tecopa Springs Road within the Northwest County Planning area. JJ/hw/kh (For possible action)
14. VS-24-0746-CHURCH SHEPARD HILLS LUTHERAN:
VACATE AND ABANDON easements of interest to Clark County located between Dapple Gray Road and Campbell Road, and between CC 215 and Darling Road (alignment) and a portion of right-of-way being Campbell Road located between CC 215 and Darling Road (alignment) within Lone Mountain (description on file). AB/bb/kh (For possible action)
15. UC-24-0701-CHURCH SHEPARD HILLS LUTHERAN:
AMENDED USE PERMITS for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) reduce buffering and screening (no longer needed); 4) modify residential adjacency standards; 5) increase retaining wall height; 6) reduce loading zone; 7) reduce parking lot landscaping; 8) allow attached sidewalks; and 9) alternative driveway geometrics.
DESIGN REVIEW for a proposed school building on 3.29 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Darling Road (alignment) and the east side of Dapple Gray Road within Lone Mountain. AB/bb/kh (For possible action)
16. VS-24-0754-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Arville Street and Rogers Street within Enterprise (description on file). MN/my/kh (For possible action)
17. WS-24-0768-MILANO, SHARON & FRANK TRUST & MILANO, FRANK R. & SHARON D. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with an existing single-family residence on 0.93 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Mardon Avenue and the east side of Rogers Street within Enterprise. MN/my/kh (For possible action)
18. WS-24-0735-J & J INVESTPROP, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative loading spaces; 2) alternative driveway geometrics; and 3) allow attached sidewalks.
DESIGN REVIEW for a proposed office/warehouse building with outdoor storage in conjunction with an existing industrial complex on 4.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mojave Road and south of Pepper Lane within Paradise. JG/jud/kh (For possible action)
19. PA-24-700026-PACIFIC CLASSIC, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. AB/gc (For possible action)

20. ZC-24-0532-PACIFIC CLASSIC, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). AB/rg (For possible action)
- PC Action - Approved
21. VS-24-0533-PACIFIC CLASSIC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). AB/rg/kh (For possible action)
- PC Action - Approved
22. DR-24-0534-PACIFIC CLASSIC, LLC:
HOLDOVER DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. AB/rg/kh (For possible action)
- PC Action - Approved
23. ZC-24-0575-PABCO BUILDING PRODUCTS, LLC:
HOLDOVER 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)
24. UC-24-0576-PABCO BUILDING PRODUCTS, LLC:
HOLDOVER 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)
25. ZC-24-0758-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:
ZONE CHANGE to reclassify 2.11 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor (description on file). MK/rk (For possible action)

26. UC-24-0759-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:
 AMENDED USE PERMIT for outdoor storage.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping (no longer needed); and 3) eliminate buffering and screening.
 DESIGN REVIEW for a proposed office with outdoor storage on 2.11 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor. MK/mh/kh (For possible action)
27. ZC-25-0014-SHAQUILLE O'NEAL FOUNDATION:
 ZONE CHANGE to reclassify 4.81 acres from an RS2 (Residential Single-Family 2) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/rk (For possible action)
28. VS-25-0013-SHAQUILLE O'NEAL FOUNDATION:
 VACATE AND ABANDON a portion of right-of-way being Kell Lane located between Lamb Boulevard and Metamora Street (alignment) within Sunrise Manor (description on file). TS/dd/kh (For possible action)
29. UC-25-0012-SHAQUILLE O'NEAL FOUNDATION:
 USE PERMIT for a recreational facility (sports field).
 WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
 DESIGN REVIEW for a quasi-public facility (Boys & Girls Club) on 4.81 acres in a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor. TS/dd/kh (For possible action)

AGENDA ITEM

30. AG-25-900074: Discuss Rural Neighborhood Preservation district standards and development regulations; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

31. ORD-24-900864: Introduce an ordinance to consider adoption of a Development Agreement with LV WS Meyer, LLC for a multi-family development, Warm Springs & Meyers Multi-Family Project, on 14.3 acres, generally located on the south side of Warm Springs Road 270 feet west of Buffalo Drive within Spring Valley. MN/jad (For possible action)
32. ORD-24-900878: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 5.0 acres, generally located south of Pebble Road and west of Monte Cristo Way within Enterprise. JJ/dw (For possible action)
33. ORD-24-900886: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a single-family residential development on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)
34. ORD-24-900918: Introduce an ordinance to consider adoption of a Development Agreement with Charismatic Land LLC for a single-family residential development on 1.0 acre, generally located north of Levi Avenue and west of Charismatic Court 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.