



**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 8, 2021**

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 Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 31 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 32 – 48 are non-routine public hearing items for possible action.

These items will be considered separately.

The Board of County Commissioners will take a minimum 15 minute break at approximately 11:30 a.m.

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 beginning and 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 – 31):

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-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:
DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action)
5. ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action)
6. ET-21-400163 (VS-19-0588)-SLETTEN CONSTRUCTION NEVADA, INC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Cameron Street (alignment) and Arville Street (alignment), and between Post Road (alignment) and Sobb Avenue (alignment) within Paradise (description on file). MN/sd/jo (For possible action)
7. UC-21-0554-CALNEV PIPELINE CO:
USE PERMIT for hazardous materials storage (butane tank) in conjunction with an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)

PC Action - Forward from 12/07/21 meeting

8. VS-21-0608-N & G SHOWCASE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). JG/bb/jo (For possible action)
9. WS-21-0607-N & G SHOWCASE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; 2) alternative sign (roof); and 3) increase the number of animated signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 2.3 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jo (For possible action)

10. VS-21-0610-RCAD TRUST & KHOURY MARIZ TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road and between Stange Avenue and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)
11. WS-21-0609-RCAD TRUST & KHOURY MARIZ TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade on 1.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Stange Avenue and the east side of Fort Apache Road within Lone Mountain. RM/bb/jo (For possible action)
12. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
13. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)
14. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
15. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
16. WC-21-400161 (NZC-0037-08)-ABBASI RAMEZAN LARKI:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) construct driveway according to Uniform Standard Drawing 224; and 2) driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action)

17. UC-21-0592-ABBASI RAMEZAN LARKI:
USE PERMIT for a vehicle maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) throat depth.
DESIGN REVIEW for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action)
18. WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: 1) modifications to a previously approved senior housing facility; and 2) finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.
Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action)
19. WS-21-0614-WARDLEY PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to not provide cross access.
DESIGN REVIEW for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jvm/jo (For possible action)
20. ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:
ZONE CHANGE to reclassify 5.5 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) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)
21. VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)
22. TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action)
23. ZC-21-0594-FORTE LIVING, LLC:
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) offices as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of required loading spaces; 2) alternative architectural materials; and 3) eliminate cross access.
DESIGN REVIEWS for the following: 1) warehouse, retail, and office complex; 2) alternative parking lot landscaping; 3) lighting; and 4) finished grade in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action)

24. VS-21-0595-FORTE LIVING, LLC:
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file). MN/md/ja (For possible action)
25. NZC-21-0484-AUTOZONE INC & JRJC, LLC:
ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMIT for retail sales and service.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse addition to an existing retail store; and 2) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). TS/jt/jo (For possible action)

PC Action - Approved

26. NZC-21-0528-GRAGSON-CACTUS HIGHLAND, LLC:
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the gross area of a planned unit development; 2) reduce setbacks; 3) reduce private street width; 4) allow modified A-curb and ribbon curb with an inverted crown; 5) reduce back of curb radii for private streets; 6) allow modified private residential driveway design; and 7) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the south side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

27. VS-21-0530-GRAGSON-CACTUS HIGHLAND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of a right-of-way being Russell Road located between Durango Drive and Bonita Vista Street (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

28. TM-21-500152-GRAGSON-CACTUS HIGHLAND, LLC:
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Russell Road and the east side of Bonita Vista Street (alignment) within Spring Valley. JJ/rk/jd (For possible action)

PC Action - Approved

29. ORD-21-900627: Conduct a public hearing of an ordinance to consider adoption of a Development Agreement with JONES 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south of Roy Horn Way and east of Torrey Pines Dr within Enterprise. MN/tk (For possible action)

30. ORD-21-900688: Conduct a public hearing of 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 September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action)

31. ORD-21-900689: Conduct a public hearing of an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

NON-ROUTINE ACTION ITEMS (32 – 48):

These items will be considered separately.

32. VS-21-0414-P S L V R E, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)
33. WS-21-0413-P S L V R E, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)
34. VS-21-0599-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Oleta Avenue and 215 Beltway, and between Manhattan Road (alignment) and Kingston Road (alignment) within Paradise (description on file). JG/md/jo (For possible action)
35. UC-21-0598-MILAGRO VISTA INVESTMENTS, LLC & MILAGRO VISTA INVESTMENTS, LLC:
USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) increase wall height; and 3) permit lighting to project upward.
DESIGN REVIEWS for the following: 1) mini-warehouse facility; 2) off-highway vehicle, recreational vehicle, and watercraft storage facility; 3) lighting; and 4) finished grade on 7.4 acres in a C-1 (Local Business) Zone. Generally located on the north side of Oleta Avenue and the west side of Manhattan Road (alignment) within Paradise. JG/md/jo (For possible action)
36. WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for throat depth.
DESIGN REVIEWS for the following: 1) finished grade; 2) distribution center; and 3) alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action)
37. WS-21-0615-LV MAULE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow freestanding signs in a Residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action)

38. ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
 HOLDOVER ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.
 WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.
 DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). TS/lm/jd (For possible action)
39. ZC-21-0534-DIAMOND ALTO, LLC:
 HOLDOVER ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
 USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.
 DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)
40. NZC-21-0383-AGCOM I, LLC:
 HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.
 DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

PC Action - Approved

Waiver of Development Standards #5 was Withdrawn

41. NZC-21-0522-GRAVES M B II & S M FAM TR-EXEMPTION TRUST ETAL:
 ZONE CHANGE to reclassify 14.6 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) increase wall height; 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
 DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). JJ/md/jd (For possible action)

PC Action - Approved

42. VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
 VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

PC Action - Approved

43. TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action)

PC Action - Approved

AGENDA ITEMS

44. AG-21-900734: Discuss potential strategies for future evaporative air coolers for non-residential uses with regard to drought policies and the Southern Nevada Water Authority, and direct staff accordingly. (For possible action)
45. AG-21-900735: Staff requests the Board discuss temporary events for properties within the Stadium District, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

46. ORD-21-900642: Introduce an ordinance to consider adoption of a Development Agreement with Umer Z Malik, Trustee of the ZMZS Family Trust for a retail center (Rainbow and Meranto) on 1.9 acres, generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/tk (For possible action)
47. ORD-21-900667: Introduce an ordinance to consider adoption of a Development Agreement with Rainbow Arby Apts, LLC for a multi-family residential project (Rainbow - Arby Apartments) on 9.4 acres, generally located south of Arby Avenue and west of Redwood Street within Enterprise. MN/tk (For possible action)
48. ORD-21-900693: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a residential subdivision (Rainbow and Pebble) on 45.3 acres, generally located south of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/tk (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.