



**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 2, 2022**

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 – 20 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 21 – 43 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 – 20):

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-21-0714-LVBN PROPERTY, LLC:
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 7.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 1,950 feet east of Lamb Boulevard within Sunrise Manor. MK/nr/jo (For possible action)
5. DR-21-0728-DIADEM, LLC:
DESIGN REVIEW for modifications to a previously approved commercial development on a 0.4 acre portion of a 2.4 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action)
6. 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) reduced 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 in the MUD-1 Overlay District. 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)

7. 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 in the MUD-1 Overlay District. 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)
8. ET-21-400179 (DR-0396-15)-APACHE HACIENDA LP:
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to an approved mixed-use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed-Use) Zone.
WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: 1) design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; 2) each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and 3) twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. JJ/jgh/jo (For possible action)
9. ET-21-400181 (VS-19-0145)-PN II, INC.:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of a right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jo (For possible action)
10. UC-21-0726-JDR OWNER, LLC:
USE PERMITS for the following: 1) nightclub; and 2) deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative landscaping and pedestrian realm; 2) allow primary means of access to a nightclub to not be through the interior of the resort hotel; 3) reduce setback; and 4) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback from the right-of-way.
DESIGN REVIEW for changes and modifications to an approved resort hotel on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Elvis Presley Boulevard and the east side of Las Vegas Boulevard South within Winchester. TS/md/ja (For possible action)
11. VS-21-0449- NP DURANGO, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)
12. WC-21-400183 (VS-1320-02)-GREENGALE PROPERTIES, LLC:
WAIVER OF CONDITIONS of a vacation and abandonment of public rights-of-way requiring street must terminate in a manner acceptable to Civil Engineering vacated streets are to be kept open, no gates on 111.1 acres in an R-A (Residential Agricultural) (RNP-I) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-A (Residential Agricultural) Zone. Generally located on the south side of Elkhorn Road, the north side of CC 215, the east side of Tenaya Way, and the west side of Torrey Pines Drive within Lone Mountain. MK/md/jo (For possible action)

13. ZC-21-0711-SUNLAND PROPERTIES INC:
ZONE CHANGE to reclassify 12.2 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for a future development. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor (description on file). TS/jvm/jo (For possible action)
14. NZC-21-0669-WATTOO FAMILY LP:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action)
- PC Action - Approved
15. VS-21-0670-WATTOO FAMILY LP:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)
- PC Action - Approved
16. TM-21-500187-WATTOO FAMILY LP:
TENTATIVE MAP consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)
- PC Action - Approved
17. PA-21-700001-KB HOME LAS VEGAS INC.:
AMENDED PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-2 (Medium Density Residential) Zone (previously not notified). Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)
- PC Action - Forward from 02/01/22 meeting
18. AG-21-900033 (REVISED): Authorize the chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan and direct staff accordingly. (For possible action)
19. ORD-21-900826: Conduct a public hearing on an ordinance modifying Title 30 to allow an alternative housing option in specific multiple family zoning districts. (For possible action)
20. ORD-21-900836: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single family residential subdivision (Edmond Street - Richmar Avenue) on 16.1 acres, generally located at the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/tk (For possible action)

NON-ROUTINE ACTION ITEMS (21 – 43):

These items will be considered separately.

21. ET-21-400182 (UC-0669-16)-LEGACY BERMUDA, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a congregate care facility with accessory commercial uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) alternative landscaping adjacent to streets; and 2) waive off-site improvements (curbs, gutters, streetlights, sidewalks, and partial paving) for Fairfield Avenue.
DESIGN REVIEW for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Erie Avenue and Bermuda Road within Enterprise. MN/sd/jo (For possible action)
22. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)
23. UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:
HOLDOVER USE PERMIT for a minor training facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance from the intersection.
DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action)
24. UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
AMENDED HOLDOVER USE PERMITS for the following: 1) permit inherently dangerous exotic animals (no longer needed); and 2) recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building (exotic animals - no longer needed); 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary (inherently dangerous exotic animals and tiger sanctuary - no longer needed) on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action)
25. UC-21-0657-RENEGADES MINES PARTNERS, LLC:
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.
DESIGN REVIEWS for the following: 1) a heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/al/jo (For possible action)

PC Action - Approved

26. UC-21-0677-HARVEST PLAZA, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cannabis retail store) in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action)

27. UC-21-0725-ZL II, LLC:
USE PERMIT for a recreational facility (event center) with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.
DESIGN REVIEWS for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a C-2 (General Commercial) (AE-60) Zone, an M-D (Designed Manufacturing) (AE-60) Zone, and an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise.
MN/md/jo (For possible action)
28. VS-21-0684-GIVANT, DAWN & BURCO, KIM:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action)
29. WS-21-0683-GIVANT, DAWN & BURCO, KIM:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)
30. TM-21-500192-GIVANT, DAWN & BURCO, KIM:
HOLDOVER TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)
31. VS-21-0702-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Cheiftain Street, and between Verde Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). RM/jt/jo (For possible action)
32. WS-21-0701-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) reduce setbacks; 3) reduce street intersection off-set; and 4) alternative driveway geometrics.
DESIGN REVIEW for a single family residential subdivision on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way (alignment) within Lone Mountain. RM/jt/jo (For possible action)
33. TM-21-500197-FALLON T & J FAMILY TRUST & FALLON THOMAS TRS:
TENTATIVE MAP consisting of 6 single family lots and common lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Fort Apache Road, the north side of Lone Mountain Road, and the south side of Verde Way (alignment) within Lone Mountain.
RM/jt/jo (For possible action)

34. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
35. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action)
36. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
37. WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height.
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action)
38. 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)

39. ZC-21-0704-GK ACQUISITIONS, LLC ET AL & GRAGSON S & J FAMILY TRUST:
ZONE CHANGE to reclassify 4.8 acres from an R-U (Rural Open Land) Zone to an M-1 (Light Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving); 2) eliminate landscaping along a collector street; 3) allow alternative landscaping along an arterial street; and 4) eliminate landscaping within a parking lot.
DESIGN REVIEW for outside storage area with an ancillary office. Generally located on the north and south sides of Sloan Road and the west side of Dixon Street (alignment) within South County (description on file). JJ/jvm/jd (For possible action)

ORDINANCES – INTRODUCTION

40. ORD-21-900662: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a single family residential development (Cameron and Pyle) on 12.3 acres, generally located east of Cameron Street and south of Pyle Avenue within Enterprise. JJ/tk (For possible action)
41. ORD-21-900793: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single family residential development (Chartan and Placid) on 7.4 acres, generally located south of Chartan Avenue and east of Placid Street within Enterprise. MN/tk (For possible action)
42. ORD-21-900795: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc for a single family residential development (Richmar and Lindell) on 20.0 acres, generally located west of Lindell Road and south of Richmar Avenue within Enterprise. MN/tk (For possible action)
43. ORD-22-900026: Introduce an ordinance to consider adoption of the Fifth Amendment to the Development Agreement with Howard Hughes Properties, Inc. and The Howard Hughes Company, LLC, for an approximate 7,100 acre mixed-use master planned community, generally located between Charleston Boulevard and Warm Springs Road and east of the Red Rock Conservation Area within the boundaries of Summerlin and the Town of Spring Valley; and amending Ordinance No. 1795. JJ/sr (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.