



**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, MAY 4, 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 – 19 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 20 – 34 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 – 19):

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-22-400033 (UC-0033-12)-ELDORADO LAND CORPORATION:
USE PERMIT FIFTH APPLICATION FOR REVIEW for outside storage in conjunction with various industrial uses on 8.7 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Spring Canyon Road and Whidbey Road within the South County Planning Area (Eldorado Valley). JG/nr/syp (For possible action)
5. 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)
6. 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)

7. ET-22-400034 (ZC-17-0827)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. USE PERMITS for the following: 1) High Impact Project; 2) increased density; and 3) increased height. DESIGN REVIEW for a proposed mixed-use development. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/hw/syp (For possible action)
8. ET-22-400035 (WS-19-0963)-SID 52, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce parking; and 2) permit encroachment into airspace. DESIGN REVIEW for a hotel on a portion of 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue and the west side of Kelch Drive within Paradise. JG/jt/syp (For possible action)
9. UC-22-0086-COPART ARIZONA, INC:
USE PERMIT to allow an area used for storing motor vehicles to be unpaved. DESIGN REVIEW for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action)
10. UC-22-0129-UNITED INVESTMENTS, LLC:
USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis establishment on 0.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action)
11. ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):
ZONE CHANGE to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (For possible action)
12. ZC-22-0143-LACONIC, LP:
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced height setback ratio; 3) reduced driveway departure distance; and 4) reduced driveway throat depth. DESIGN REVIEWS for the following: 1) a proposed retail center; and 2) finished grade. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/jor/jo (For possible action)
13. VS-22-0144-LACONIC, LP:
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Forest Sword Street and between Cactus Avenue and Rush Avenue (alignment) and portion of a right-of-way being Bermuda Road located between Cactus Avenue and Rush Avenue within Enterprise (description on file). MN/jor/jo (For possible action)

14. NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a CRT (Commercial Residential Transition) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) fence height; and 3) alternative driveway geometrics.
DESIGN REVIEW for the conversion of an existing single family residence to an office use located partially in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (For possible action)

PC Action - Approved

15. ORD-22-900087: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc for a single family residential development (Ford Avenue - Edmond Street) on 6.4 acres, generally located east and west of Edmond Street and north of Ford Avenue within Enterprise. JJ/tk (For possible action)
16. ORD-22-900108: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Homes Las Vegas, Inc for a single family residential development (Agate - Dean Martin) on 14.6 acres, generally located east of Dean Martin Drive and north of Serene Avenue within Enterprise. JJ/tk (For possible action)
17. ORD-22-900162: 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 (Pyle - Rancho Destino) on 7.3 acres, generally located north of Pyle Avenue and east of Rancho Destino Road within Enterprise. MN/tk (For possible action)
18. ORD-22-900163: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Maule Realty Partners, LLC for a distribution center (Chartwell - Maule Avenue) on 10.0 acres, generally located between Maule Avenue and Badura Avenue within Enterprise. MN/tk (For possible action)
19. ORD-22-900169: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PSI Warm Springs, LLC for an office/warehouse complex (Warm Springs - Belcastro) on 5.0 acres, generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/tk (For possible action)

NON-ROUTINE ACTION ITEMS (20 – 34):

These items will be considered separately.

20. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increased building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)
21. ET-22-400023 (UC-0061-17)-ABC PARADISE, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a multiple family residential development; and 2) increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) reduce side (corner) setback; 3) reduce height/setback ratio adjacent to single family residential uses; 4) allow balconies to overlook single family residential uses; and 5) reduce height/setback ratio from an arterial street (Windmill Lane).
DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. MN/jud/syp (For possible action)
22. WS-22-0076-HUERTA, JORGE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action)
23. WS-22-0147-LV JUDSON, LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)

24. ZC-22-0119-CENTURY COMMUNITIES NEVADA, LLC:
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-E (Rural Estates Residential) Zone.
USE PERMITS for the following: 1) a residential planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) increase wall height; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain (description on file). RM/md/jo (For possible action)
25. ZC-22-0151-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 18.7 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) increased retaining wall height; 2) increased building height; and 3) reduced residential driveway separation.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) finished grade. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)
26. VS-22-0152-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON portions of right-of-way located between Warm Springs Road and Eldorado Lane (alignment) and between Pioneer Way (alignment) and Tenaya Way within Enterprise (description on file). MN/jor/jo (For possible action)
27. TM-22-500050-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 147 single family residential lots and 8 common lots on 18.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise. MN/jor/jo (For possible action)
28. NZC-22-0056-MICHELON FAMILY LV LAND, LLC:
ZONE CHANGE to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) non-standard improvements (landscaping) in the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

PC Action - Approved
Waiver of Development Standards #1B was Withdrawn Without Prejudice

29. VS-22-0057-MICHELON FAMILY LV LAND, LLC:
VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

PC Action - Approved

Vacating a portion of a right-of-way being Giles Street located between Chartan Avenue and Starr Avenue was Denied

30. NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:
ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade. Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action)

PC Action - Approved

31. VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action)

PC Action - Approved

AGENDA ITEM

32. AG-22-900286: Accept and authorize the signature of the Performance Agreement with DLV-H Owner, LLC for the DREAM LAS VEGAS Resort Hotel, generally located east of Las Vegas Boulevard South and 500 feet south of Russell Road (alignment) within Paradise. JG/sr (For possible action)

ORDINANCES – INTRODUCTION

33. ORD-22-900086: Introduce an ordinance to consider adoption of a Development Agreement with Teton Capital Management for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/tk (For possible action)
34. ORD-22-900102: Introduce an ordinance to consider adoption of a Development Agreement with Grand Teton Mini Storage Partners, LLC for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/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.