



**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 18, 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 – 18 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 19 – 44 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 – 18):

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-22-0177-PARBALL NEWCO, LLC:
DESIGN REVIEW for a comprehensive sign package for a resort hotel (Horseshoe) on 30.0 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 Flamingo Road within Paradise. JG/md/syp (For possible action)
5. DR-22-0185-DOLLAR SELF STORAGE 22, LLC:
DESIGN REVIEW for proposed signage in conjunction with a previously approved mini-warehouse facility on a 4.3 acre portion of 5.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/jor/syp (For possible action)
6. ET-22-400036 (WS-19-0680)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce side setback; and 2) reduce height setback.
DESIGN REVIEW for design modifications to a previously approved youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)
7. ET-22-400037 (UC-19-0992)-GONZALEZ, ISRAEL:
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) tire sales and installation; 2) reduced setback to residential use; and 3) waive screening for roll-up doors.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; and 3) modified driveway design standards.
DESIGN REVIEW for a tire sales and installation facility on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor. MK/jud/syp (For possible action)

8. ET-22-400039 (ZC-19-0343)-MATTER UNCOMMONS LLC, ET AL:
AMENDED ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 32.5 acres from an R-E (Rural Estates Residential) Zone and 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) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) a High Impact Project and mixed-use project; and 2) finished grade (no longer needed). Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley (description on file). MN/hw/syp (For possible action)
9. ET-22-400040 (WS-20-0099)-MATTER UNCOMMONS LLC, ET AL:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) landscaping; and 2) alternative parking lot design.
DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action)
10. ET-22-400041 (DR-20-0098)-MATTER UNCOMMONS LLC, ET AL:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and mixed-use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action)
11. ET-22-400043 (WS-17-0204)-MOSAIC SEVEN, LLC:
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed single family residential development; and 2) finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action)
12. WS-22-0241-JOBSITE HOSPITALITY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) parking lot landscaping; 3) loading space design; and 4) allow modified driveway design standards.
DESIGN REVIEW for a hotel on a portion of 7.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Gilespie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. MN/nr/ja (For possible action)

13. ZC-22-0154-KNG, LLC:
ZONE CHANGE to reclassify 3.5 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and 2) allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicles and watercraft services center. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise (description on file). TS/jt/jo (For possible action)
14. ZC-22-0165-ELLIPSUS, LLC:
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Residential Estates) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) retail as a principal use; 2) office as principal use; 3) restaurant; and 4) alcohol sales, liquor-packaged only.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) retail building; and 2) finished grade. Generally located on the east side of Gilespe Street, 1,300 feet north of Warm Springs Road within Enterprise (description on file). MN/bb/syp (For possible action)
15. ZC-22-0173-LINDA PROPERTIES, LLC:
ZONE CHANGE to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified street standards.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)
16. TM-22-500061-LINDA PROPERTIES, LLC:
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)
17. ORD-22-900086: Conduct a public hearing on 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)
18. ORD-22-900102: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (19 – 44):

These items will be considered separately.

19. AG-22-900287: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

20. ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
21. UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation).
DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 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/sd/jo (For possible action)
22. VS-22-0163-PLACID INDUSTRIAL 2021, LLC:
VACATE AND ABANDON easements of interest to Clark County located between George Crockett Road and Arby Avenue (alignment), and between Placid Street and La Cienega Street within Enterprise (description on file). MN/lm/jo (For possible action)
23. WS-22-0162-PLACID INDUSTRIAL 2021, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) waive landscaping; and 3) modified commercial driveway design.
DESIGN REVIEW for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action)
24. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER 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)
25. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
HOLDOVER 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)

26. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER 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)
27. WS-22-0147-LV JUDSON, LP:
HOLDOVER 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)
28. WS-22-0160-BRIGGS, ROD & MICKI:
WAIVER OF DEVELOPMENT STANDARDS to waive requirements for paving on Willow Avenue in conjunction with a minor subdivision map to subdivide an existing parcel on 10.0 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Willow Avenue, 1,040 feet east of Swapp Drive within Moapa Valley. MK/al/ja (For possible action)
29. WS-22-0179-ISU, INC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)
30. WS-22-0181-MEVIUS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate cross access; 3) reduce parking; and 4) reduce driveway width.
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action)
31. 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)

32. ZC-22-0168-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:
ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
USE PERMITS for the following: 1) a residential planned unit development (PUD); 2) reduce the building setback from project perimeter; 3) reduce communication tower setback to street; and 4) communication tower separation to residential.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback from the street; and 2) reduced off-set street intersection.
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action)
33. VS-22-0172-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)
34. TM-22-500060-SHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SHELL, WILLIAM A. TRS:
TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action)
35. ZC-22-0183-ROBINSON, RICHARD DON & MARY D. & SCHUMACHER, COLLEEN K. TRUST:
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) (AE-75 & APZ-2) Zone to an M-D (Design Manufacturing) (AE-75 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping requirements; 2) throat depth; and 3) departure distance.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor (description on file). WM/sd/jo (For possible action)
36. NZC-22-0090-BELTWAY DEWEY, LLC:
ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)

PC Action - Pending

37. NZC-22-0101-NEVADA CENTRAL ENTPRS LLCC:
ZONE CHANGE to reclassify 2.5 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) increase wall height; and 2) eliminate landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

38. VS-22-0102-NEVADA CENTRAL ENTPRS LLCC:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue (alignment), and between Durango Drive and Riley Street (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

39. TM-22-500035-NEVADA CENTRAL ENTPRS LLCC:
TENTATIVE MAP consisting of 19 lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Durango Drive, 310 feet north of Wigwam Avenue within Enterprise. JJ/md/jo (For possible action)

PC Action - Approved

AGENDA ITEMS

40. AG-22-900190: Receive the required 2 year review of the Coyote Springs Investment, LLC Development Agreement. MK/jvm (For possible action)
41. AG-22-900305: Discuss whether to initiate a zone boundary amendment for APN 070-11-801-013 from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone in Moapa Valley, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

42. ORD-22-900176: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, INC for a residential subdivision (Pyle - Arville) on 23.88 acres, generally located south of Pyle Avenue and east of Arville Street within Enterprise. JJ/dd (For possible action)
43. ORD-22-900330: Introduce an ordinance to consider adoption of a Development Agreement with Two Fifteen West, LLC for an office development (Rafael Rivera - Cimarron) on 2.1 acres, generally located north of Rafael Rivera Way and east of Cimarron Road within Spring Valley. MN/dd (For possible action)
44. ORD-22-900333: Introduce an ordinance to consider adoption of a Development Agreement with 5051 SLV, LLC and DLV-H Owner, LLC for the Dream Las Vegas Resort Hotel on 4.9 acres, generally located east of Las Vegas Boulevard South and 500 feet south of Russell Road (alignment) within Paradise. JG/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.