



**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, JUNE 8, 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 – 40 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 41 – 62 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 – 40):

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-22-0193-SA-CAC-DM, LLC:
DESIGN REVIEW for signs in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue and the east side of Polaris Avenue within Enterprise. JJ/nr/jo (For possible action)
5. DR-22-0218-PLUM WARM SPRINGS, LLC:
DESIGN REVIEW for a medical office building on 1.6 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road, 750 feet east of Topaz Street within Paradise. JG/gc/jo (For possible action)
6. DR-22-0228-MEQ-CACTUS & RAINBOW, LLC:
DESIGN REVIEW for a vehicle maintenance (smog testing) facility on a 0.1 acre portion of a 4.7 acre shopping center in a C-2 (General Commercial) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. JJ/bb/syp (For possible action)
7. 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)

8. 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)
9. ET-22-400049 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC:
ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 3.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain (description on file). MK/lm/syp (For possible action)
10. ET-22-400050 (UC-19-0864)-TETON CAPITAL MANAGEMENT, LLC:
AMENDED USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection.
DESIGN REVIEWS for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) finished grade on 3.4 acres in a C-1 (Local Business) Zone (no longer needed). Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain.
MK/lm/syp (For possible action)
11. ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action)
12. ET-22-400054 (WS-19-0927)-DFA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced security gate setback; 2) alternative landscaping; 3) attached sidewalk; and 4) reduced parking.
DESIGN REVIEW for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone. Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/jor/syp (For possible action)
13. ET-22-400055 (UC-20-0240)-MEQ-BD & D II, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) alcohol sales, liquor - packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics.
DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise. JJ/jgh/syp (For possible action)
14. ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed shopping center; and 2) finished grade on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). JJ/jgh/syp (For possible action)

15. ET-22-400057 (ZC-20-0066)-RA SOUTHEAST LAND COMPANY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce the driveway throat depth; and 2) reduce the driveway approach distance.
DESIGN REVIEW for a hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/syp (For possible action)
16. ET-22-400058 (WS-20-0277)-RA SOUTHEAST LAND COMPANY, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)
17. ET-22-400059 (DR-20-0422)-RA SOUTHEAST LAND COMPANY, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/syp (For possible action)
18. UC-22-0190-FESTIVAL GROUND OWNER, LLC:
USE PERMITS for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/jt/ja (For possible action)
19. UC-22-0195-PECOS BILL, LLC:
USE PERMIT for a school on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Warm Springs Road and the west side of Pecos Road within Paradise. JG/nr/syp (For possible action)
20. UC-22-0204-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:
USE PERMIT to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/jgh/syp (For possible action)
21. WC-22-400046 (ZC-0961-03)-MARRA FAMILY TRUST & MARRA, WILLIAM A. & PEGGY A. TRS:
WAIVER OF CONDITIONS of a zone change requiring a 10 foot wide "No Build" area on the rear of each lot adjacent to the west property line and planted with Mondell Pine trees on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sur Este Avenue, 500 feet west of Tamarus Street within Paradise. MN/jgh/syp (For possible action)

22. WC-22-400061 (ZC-1375-06)-CLARK COUNTY WATER RECLAMATION:
WAIVER OF CONDITIONS of a zone change for future public facilities requiring a design review as a public hearing on final plans to address landscaping and buffering (intense landscaping) from adjacent residences and to address location of generators on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)
23. DR-22-0220-CLARK COUNTY WATER RECLAMATION:
DESIGN REVIEWS for the following: 1) a lift station; and 2) finished grade for a water reclamation facility on 2.9 acres in a P-F (Public Facility) Zone in the Moapa Valley Design Overlay District. Generally located on the south side of Lewis Avenue, 200 feet east of Deer Street within Moapa Valley. MK/al/jo (For possible action)
24. WS-22-0192-SN INVESTMENT PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS for a roof sign.
DESIGN REVIEW for signage in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use Overlay District. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. MN/nr/syp (For possible action)
25. WS-22-0238-BPS HARMON, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall sign area; 2) increase animated sign area; and 3) increase the number of animated signs.
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package; and 2) increased animated sign area in conjunction with an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/ja (For possible action)
26. ZC-22-0143-LACONIC, LP:
HOLDOVER 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)
27. VS-22-0144-LACONIC, LP:
HOLDOVER 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)
28. ZC-22-0219-SHAH, PANKAJ K.:
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action)

29. ZC-22-0237-HUGHES HOWARD PROPERTIES, INC:
ZONE CHANGE to reclassify 289.8 acres in a C-2 (General Commercial) Zone and an R-5 (Apartment Residential District) Zone both within a P-C (Planned Community Overlay District) Zone to a C-2 (General Commercial) Zone and an R-5 (Apartment Residential District) Zone both within a P-C (Planned Community Overlay District) Zone in the Summerlin Master Planned Community.
USE PERMITS for the following: 1) modified development standards; and 2) allow outside commercial activities.
VARIANCE to allow single family attached (townhomes) in an R-5 zoning district.
WAIVER for modified street improvement standards. Generally located on the south side of Charleston Boulevard and the west side of Town Center Drive within Summerlin South (description on file).
JJ/jvm/ja (For possible action)

30. NZC-22-0090-BELTWAY DEWEY, LLC:
AMENDED 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-4 (Multiple Family Residential - High Density) Zone (previously notified as 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 - Forward from 06/07/22 meeting

31. NZC-22-0137-RAD-FAR LTD:
ZONE CHANGE to reclassify 7.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved

32. VS-22-0138-RAD-FAR LTD:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Raven Avenue (alignment), and a portion of a right-of-way being Durango Drive located between Agate Avenue and Pebble Road, and a portion of Lisa Lane located between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved

33. TM-22-500045-RAD-FAR LTD:
TENTATIVE MAP consisting of 50 single family residential lots and common lots on 7.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/al/jo (For possible action)

PC Action - Approved

34. NZC-22-0139-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) 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; and 6) allow modified private residential driveway design.
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 Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

35. VS-22-0140-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and a Clark County Flood Control Channel, and between Fort Apache Road and Quarterhorse Lane (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

36. TM-22-500046-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:
TENTATIVE MAP consisting of 73 residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley. JJ/rk/jo (For possible action)

PC Action - Approved

37. CP-22-900294: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

38. ORD-22-900176: Conduct a public hearing on 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)

39. ORD-22-900330: Conduct a public hearing on 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)

40. ORD-22-900333: Conduct a public hearing on 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)

NON-ROUTINE ACTION ITEMS (41 – 62):

These items will be considered separately.

41. 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)
42. VS-22-0163-PLACID INDUSTRIAL 2021, LLC:
HOLDOVER 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)
43. WS-22-0162-PLACID INDUSTRIAL 2021, LLC:
HOLDOVER 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)
44. WC-22-400060 (ZC-0274-03)-DESERT PALM PLAZA, LLC:
WAIVER OF CONDITIONS of a zone change requiring all future buildings shall incorporate a common design theme and incorporate like architectural features and materials in conjunction with a proposed vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) and a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action)
45. UC-22-0213-DESERT PALM PLAZA, LLC:
USE PERMIT to allow vehicle repair.
DESIGN REVIEW for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action)
46. WS-22-0160-BRIGGS, ROD & MICKI:
HOLDOVER 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)

47. ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:
HOLDOVER 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)
48. VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:
HOLDOVER 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)
49. TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:
HOLDOVER 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)
50. ZC-22-0234-PN II, INC.:
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action)
51. VS-22-0235-PN II, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action)
52. TM-22-500081-PN II, INC.:
TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action)

53. NZC-22-0056-MICHELON FAMILY LV LAND, LLC:
HOLDOVER 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

54. VS-22-0057-MICHELON FAMILY LV LAND, LLC:
HOLDOVER 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

55. NZC-22-0149-DAF HOLDING, LLC:
ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative street landscaping; 3) reduce throat depth; and 4) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

APPEAL

56. AG-22-900347: Consider an appeal of the Director's Notice of Decision to deny a Request For Reasonable Zoning Accommodation, and direct staff accordingly. MK/sr (For possible action)

AGENDA ITEM

57. AG-22-900354: Discuss the land use plan amendment and zone boundary amendment processes, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

58. ORD-21-900733: Introduce an ordinance to consider adoption of a Development Agreement with Picerne Quarterhorse LLC for a multiple family development (Quarterhorse Apartments) on 16.4 acres, generally located east of Quarterhorse Lane and south of Sunset Road within Spring Valley. JJ/dd (For possible action)
59. ORD-22-900006: Introduce an ordinance to consider adoption of a Development Agreement with Pebble Ridge 19, LLC for a residential subdivision (Pebble - Fort Apache) on 2.5 acres, generally located south of Pebble Road and west of Fort Apache Road within Enterprise. JJ/dd (For possible action)
60. ORD-22-900343: Introduce an ordinance to consider adoption of a Development Agreement with D.R. Horton for a single family residential development (Serene and Fort Apache) on 7.6 acres, generally located west of Fort Apache Road and south of Serene Avenue within Enterprise. JJ/dd (For possible action)
61. ORD-22-900357: Introduce an ordinance to amend Title 30 to modify the definition of High Impact Project, revise detached sidewalk regulations, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)
62. ORD-22-900358: Introduce 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 April 6, 2022, April 20, 2022, May 4, 2022 and in Assessor's Books 162, 163, 176, 177, 189, and 191. (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.