



**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, SEPTEMBER 7, 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 – 16 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 17 – 29 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 – 16):

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-22-0349-SCHOOL BOARD OF TRUSTEES:
DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)
5. AR-22-400090 (UC-0014-16)-KLOSSCO DURANGO, LLC:
USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sr/syp (For possible action)
6. UC-22-0415-OBJECT DASH, LLC:
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)
7. DR-22-0412-OBJECT DASH, LLC:
DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)
8. UC-22-0419-FTH NEVADA, INC.:
USE PERMIT for a cannabis establishment (distributor) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/syp (For possible action)

9. UC-22-0420-MAJESTIC NV PPTY HOLDINGS, LLC:
USE PERMIT for a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative external building materials; and 3) reduce parking.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) fabric membrane structure (tent) in conjunction with multiple family development on 69.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. JJ/bb/ja (For possible action)
10. VS-22-0396-MAGNUS VEGAS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessori Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/bb/jo (For possible action)
11. TM-22-500141-MAGNUS VEGAS, LLC:
TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action)
12. WS-22-0388-STATE OF NEVADA TRANSPORTATION:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (sidewalk, curb, gutter, streetlights and paving); and 2) turnaround for non-through streets.
DESIGN REVIEWS for the following: 1) public facility (NDOT); and 2) finished grade on 3.3 acres in a P-F (Public Facility) Zone. Generally located on the west side of US Hwy 95 South and the north side of SR 164 within Searchlight. MN/lm/jo (For possible action)
13. WS-22-0416-FASHION SHOW MALL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase the number of animated message/video unit signs; and 3) allow additional roof signs.
DESIGN REVIEWS for the following: 1) building additions to an existing restaurant; 2) increased animated sign area; and 3) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)
14. NZC-22-0324-GUNN DOREEN FAMILY TRUST & GUNN DOREEN & JAMES TRS:
HOLDOVER ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
DESIGN REVIEW for a retail building (coffee shop) with drive-thru service. Generally located on the south side of Cactus Avenue, 250 feet west of Dean Martin Drive within Enterprise (description on file). JJ/rk/tk (For possible action)

PC Action - Approved

15. CP-22-900523: Consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Gagnier Boulevard and Cimarron Road, and along Tomsik Street between Cougar Avenue and Ford Avenue. (For possible action)
16. ORD-22-900510: Conduct a public hearing on an ordinance to amend the Planning Area Amendment and Zone Boundary Amendment processes and other related requirements in Title 30, and direct staff accordingly. (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 29):

These items will be considered separately.

17. UC-22-0377-KETHER, LLC:
HOLDOVER USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)
18. UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:
USE PERMIT to reduce setbacks from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action)
19. WS-22-0394-S H S 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; and 2) reduced setbacks.
DESIGN REVIEW for a final grading plan for a residential development within a hillside area on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action)
20. WS-22-0406-1913 LAND HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking lot landscaping; 3) on-site paving; 4) reduce street landscaping; 5) eliminate landscaping adjacent to a less intensive use; and 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) restroom and kitchen building; and 2) modifications to an existing parking lot in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/jo (For possible action)
21. WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) reduce landscaping.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)

22. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:
ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.
USE PERMIT to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. (description on file). MN/sd/jo (For possible action)
23. NZC-22-0254-VAN 86 HOLDINGS TRUST:
HOLDOVER ZONE CHANGE to reclassify 19.4 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) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Denied

24. VS-22-0255-VAN 86 HOLDINGS TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Denied

25. TM-22-500087-VAN 86 HOLDINGS TRUST:
HOLDOVER TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

PC Action - Denied

26. NZC-22-0351-DANE LELAND R. & MARIE:
ZONE CHANGE to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) off-site improvements; and 3) waive knuckles on interior streets.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Boulder Lane, 400 feet east of Harnedy Road within Indian Springs (description on file). RM/al/jo (For possible action)

PC Action - Approved

AGENDA ITEM

27. AG-22-900575: Discuss changing the street name for a portion of Karen Avenue to Liberace Way, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

28. ORD-22-900439: Introduce an ordinance to consider adoption of a Development Agreement with Visionary 2 LLC for an office/warehouse facility (Pebble & El Camino) on 2.5 acres, generally located north of Pebble Road and east of El Camino Road within Enterprise. JJ/dd (For possible action)
29. ORD-22-900493: Introduce an ordinance to consider adoption of a Development Agreement with ZSKSMAZ Township Family Trust and Ashahid Revocable Living Trust for a commercial subdivision (Silverado Ranch & Arville) on 2.1 acres, generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd (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.