



**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 21, 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 – 38 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](mailto: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-22-0434-KB HOME LAS VEGAS INC:  
DESIGN REVIEW for finished grade for a previously approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Richmar Avenue and the east side of Edmond Street within Enterprise. JJ/lm/syp (For possible action)
5. AR-22-400094 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO LLC:  
WAIVER OF CONDITIONS FIFTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/jud/syp (For possible action)
6. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:  
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.  
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.  
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

7. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:  
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)
8. ET-22-400092 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth. DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/hw/syp (For possible action)
9. ET-22-400093 (VS-20-0023)-PROSPER 150, LLC:  
VACATE AND ABANDON FIRT EXTENSION OF TIME for easements of interest to Clark County located between Parvin Street and I-15, and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/dd/syp (For possible action)
10. UC-22-0402-AFFILIATE INVESTMENTS, LLC:  
AMENDED USE PERMITS for the following: 1) daycare facility (previously notified as a convenience store); and 2) reduce the separation from a convenience store to a residential use (no longer needed). WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street (no longer needed); and 2) alternative driveway geometrics (no longer needed). DESIGN REVIEWS for the following: 1) modifications to an approved shopping center (no longer needed); and 2) alternative parking lot landscaping (no longer needed) on 3.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/jgh/syp (For possible action)
11. UC-22-0418-AMIGO REALTY CORP:  
USE PERMIT for tire sales and installation.  
WAIVER OF DEVELOPMENT STANDARDS to allow service doors to face a street (Monroe Avenue).  
DESIGN REVIEW for a vehicle maintenance with tire sales and installation business on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Monroe Avenue within Sunrise Manor. TS/lm/syp (For possible action)
12. ZC-22-0441-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:  
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
USE PERMIT to reduce separation from outside dining to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) talk box location; and 2) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) retail building (coffee shop) with drive-thru and outside dining area; and 2) alternative parking lot landscaping. Generally located on the south side of Cactus Avenue and the east side of Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

13. VS-22-0442-MIKAMI LISA T SEPARATE PROPERTY TRUST & MIKAMI LISA T:  
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Dean Martin Drive and Polaris Avenue (alignment), and a portion of a right-of-way being Cactus Avenue located between Dean Martin Drive and Polaris Avenue (alignment) within Enterprise (description on file). JJ/lm/ja (For possible action)
14. ZC-22-0448-DSH HOLDING, LLC:  
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) warehouse buildings; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 305 feet east of Tenaya Way within Spring Valley (description on file). MN/md/syp (For possible action)
15. 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

16. NZC-22-0380-BORT, LLC:  
ZONE CHANGE to reclassify 6.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) fence height; and 2) building height.  
DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) alternative parking lot landscaping. Generally located on the west side of Boulder Highway and the north and south sides of Desert Horizons Drive within Whitney (description on file). JG/jvm/jo (For possible action)

PC Action - Approved

17. ORD-22-900439: Conduct a public hearing on 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)
18. ORD-22-900493: Conduct a public hearing on 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)

## **NON-ROUTINE ACTION ITEMS (19 - 38):**

These items will be considered separately.

19. UC-22-0403-J & R PROPERTIES LAS VEGAS, LLC:  
USE PERMITS for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an M-1 zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in an APZ-2 Zone; 3) reduce separation from residential use; and 4) waive screening of outside storage area.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.  
DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/lm/syp (For possible action)
20. UC-22-0426-DIAMOND CREEK HOLDINGS LLC SERIES 8:  
USE PERMIT for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a C-2 (General Commercial) Zone and a C-P (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/hw/syp (For possible action)
21. UC-22-0433-SUNSET AND DURANGO PARTNERS PHASE 2, LLC:  
USE PERMITS for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.  
DESIGN REVIEWS for the following: 1) recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 280 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)
22. 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)
23. WS-22-0179-ISU, INC:  
HOLDOVER 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)

24. WS-22-0343-DURANGO ROBINDALE, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.  
DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)
25. ZC-22-0427-OCEAN SHOWBOAT INC:  
ZONE CHANGE to reclassify 9.4 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) waive Asian Design Overlay District standards; 3) reduce landscaping; and 4) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade in the Asian Design Overlay District. Generally located on the south side of Pioneer Avenue and the west side of Valley View Boulevard within Paradise (description on file). JJ/rk/syp (For possible action)
26. ZC-22-0435-HD SUNSET DECATUR, LLC:  
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) (AE-60 and AE-65) Zone to an M-D (Designed Manufacturing) (AE-60 and AE-65) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow modified CMA Design Overlay District Standards; and 3) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) warehouse buildings; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 1,200 feet east of Lindell Road within Spring Valley (description on file). MN/md/syp (For possible action)
27. VS-22-0436-HD SUNSET DECATUR, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street and between Teco Avenue (alignment) and Sunset Road and a portion of a right-of-way being Sunset Road located between Lindell Road and Hauck Street within Spring Valley (description on file). MN/jad/syp (For possible action)
28. 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

29. 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

30. 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
31. NZC-22-0331-ROARING 20'S LLC:  
ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) combination wall height; 2) off-site improvements; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
- PC Action - Approved
32. VS-22-0332-ROARING 20'S LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue and between Dapple Gray Road (alignment) and Campbell Road within Lone Mountain (description on file). RM/jvm/jo (For possible action)
- PC Action - Approved
33. TM-22-500110-ROARING 20'S LLC:  
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Centennial Parkway, approximately 320 feet west of Campbell Road within Lone Mountain. RM/jvm/jo (For possible action)
- PC Action - Approved
34. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:  
ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)
- PC Action - Denied
35. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)
- PC Action - Denied



36. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:  
TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

PC Action - Denied

### **ORDINANCES – INTRODUCTION**

37. ORD-22-900514: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV14 Development, LLC for a single family development (Cactus & Mann) on 6.5 acres, generally located north of Cactus Avenue and west of Mann Street within Enterprise. JJ/dd (For possible action)
38. ORD-22-900550: 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 in Assessor's Books 140, 161, 162, 163, 176, 177, 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.