

Clark County Commission Disclosure Statement:

Section 2.42.020 (3) of the Clark County Code requires that if a Commissioner discloses on one or more items of conflict, the Commissioner must complete and submit a disclosure statement to the Clark County Manager’s Office.

Section 2.42.00 (2) requires that the Clark County Manager’s Office maintain a record of all conflict disclosures and abstentions by Commissioners. All conflict disclosures and abstentions shall be kept for six (6) years.

For any questions related to this form, please email Katie Walpole at Kathleen.Walpole@ClarkCountyNV.gov.

Please complete one form for each disclosure.

Name of Commissioner: _____

Meeting Date: _____

Meeting Type:

- _____ Clark County Board of Commissioners
- _____ Clark County Liquor and Gaming Licensing Board
- _____ Clark County Zoning Commission
- _____ Clark County Water Reclamation District Board of Trustees
- _____ Mt. Charleston Fire Protection District Board of Fire Commissioners
- _____ Moapa Valley Fire Protection District Board of Fire Commissioners
- _____ University Medical Center of Southern Nevada Board of Trustees

Agenda Item Number: _____

Reason for Disclosure: *(Select all that apply)*

- _____ I have a pecuniary interest in the Item or in property/business in close proximity.
- _____ I have accepted a gift or loan from a person or entity having an interest in the Item.
- _____ I am related to a person having an interest in the Item within the third degree of consanguinity or the person is a member of my household.
- _____ An employment relationship exists. A person or entity having an interest in the Item employs me or a member of my household.

_____ A person or entity having an interest in the Item is a client of my firm.

_____ I have a continuing or recent business relationship with a person or entity having an interest in the Item.

_____ I have a commitment in a private capacity to the interests of another person or entity having an interest in the Item.

_____ Other: *(Please describe in the space below.)*

Did you abstain from the Item?

_____ Yes

_____ No

If you did not abstain, please select the reason for why the independence of judgment of a reasonable person in your situation would not be materially affected: *(Select all that apply)*

_____ The Item involves a matter of general application of such as an ordinance or resolution.

_____ I have not accepted a gift or loan from the person or entity, or the loan has not been outstanding for more than five (5) years, or the gift or loan was for an amount under \$75.00.

_____ The person or entity having an interest in the Item is not a major or long-standing client of my firm, and the Item before me is unrelated to the matter handled by my firm.

_____ The Item was purely procedural, and Counsel advised that after disclosure, I am permitted to vote.

_____ The business or other relationship is not substantial.

_____ Other: *(Please describe in the space below.)*

Please submit this form to Katie Walpole at Kathleen.Walpole@ClarkCountyNV.gov within seven (7) calendar days of the meeting at which the disclosure occurred. In your email, please attach a copy of the meeting agenda containing the Item. Additionally, if you received a written opinion from Counsel, please provide a copy.



**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, JANUARY 17, 2024**

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 – 28 are non-routine public hearing items for possible action.

These items will be considered separately.

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 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-23-0805-PERRONE, NICHOLAS TRUST & PERRONE, NICHOLAS TRS:
DESIGN REVIEW for a canopy with gas pumps in conjunction with an existing gasoline station, convenience store, and vehicle wash on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. JJ/sd/syp (For possible action)
5. ET-23-400169 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) proposed place of worship; and 2) proposed school.
WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue.
DESIGN REVIEWS for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres on an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jm/syp (For possible action)
6. ET-23-400172 (VS-21-0572)-HAND PROPERTY HOLDING COMPANY:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/jm/syp (For possible action)
7. UC-23-0874-WESTWYNN, LLC:
USE PERMITS for the following: 1) allow a temporary outdoor commercial event not in conjunction with an existing licensed business; and 2) allow live entertainment or amplified sound beyond daytime hours on 35.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/jor/jd (For possible action)
8. WC-23-400171 (ZC-1667-98)-LAMB INDUSTRIAL CONDOS, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) B-2 landscaping along Lamb Boulevard; and 2) a consistent architectural theme throughout the project in conjunction with a proposed office/warehouse facility on 3.1 acres in an M-D (Designed Manufacturing) Zone and a C-2 (General Commercial) Zone. Generally located on the east side of Lamb Boulevard, 185 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

9. DR-23-0776-LAMB INDUSTRIAL CONDOS, LLC:
DESIGN REVIEWS for the following: 1) a proposed office/warehouse facility; and 2) alternative parking lot landscaping on 3.1 acres in an M-D (Designed Manufacturing) Zone and a C-2 (General Commercial) Zone. Generally located on the east side of Lamb Boulevard, 185 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)
10. ZC-23-0665-WHTBX DECATUR, LLC:
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise (description on file). MN/sd/syp (For possible action)
11. VS-23-0666-WHTBX DECATUR, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)
12. ZC-23-0788-CLARK COUNTY:
ZONE CHANGE to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone for a future Clark County public facility. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise (description on file). JJ/rk/jd (For possible action)
13. ORD-23-900536: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AG EHC II (LEN) MULTI STATE 4, LLC for a single family residential development on 9.3 acres, generally located north of Pebble Road and west of Rosanna Street within Enterprise. JJ/jm (For possible action)
14. ORD-23-900576: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Project BAM Industrial, LLC for an industrial development on 5.0 acres, generally located south of Maule Avenue and east of Miller Lane within Spring Valley. MN/dd (For possible action)
15. ORD-23-900580: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with DRP NV 1, LLC for a single family residential development on 18.8 acres, generally located north of Pyle Avenue and west of Dean Martin Drive within Enterprise. JJ/dd (For possible action)
16. ORD-23-900584: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ZSKSMAZ TOWNSHIP FAMILY TRUST for a commercial development on 1.8 acres, generally located south of Pebble Road and east of Fort Apache Road within Enterprise. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (17 – 28):

These items will be considered separately.

17. UC-23-0664-KENOWOYO INVESTMENT I, LLC:
HOLDOVER USE PERMIT to re-establish a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) sidewalk and landscaping; 2) reduce setback; 3) allow non-decorative screening along the right-of-way; 4) allow unscreened mechanical equipment; 5) trash enclosure; 6) off-site improvements; 7) reduce throat depth; and 8) driveway geometrics.
DESIGN REVIEW to re-establish the school site redesign for an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within Spring Valley. RM/jor/syp (For possible action)
18. UC-23-0796-AIP RICHMAR, LLC:
USE PERMITS for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements.
DESIGN REVIEW for 2 accessory structures in conjunction with an existing storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/rr/syp (For possible action)
19. UC-23-0801-RK VEGAS CIRCLE, LLC:
USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)
20. VS-23-0512-TRIPLE TREE:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Chieftain Street, and between Washburn Road and Fisher Avenue within Lone Mountain (description on file). RM/lm/syp (For possible action)
21. WS-23-0511-TRIPLE TREE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

22. TM-23-500107-TRIPLE TREE:
HOLDOVER TENTATIVE MAP consisting of 7 single family residential lots on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)
23. WC-23-400166 (UC-22-0007)-SIGNATURE LAND HOLDINGS, LLC:
HOLDOVER WAIVER OF CONDITIONS of a use permit requiring perimeter walls on the north and east sides of the subdivision to be tiered (consistent with Figure 30.64-1 to the extent practical) and decorative in conjunction with an approved single family residential subdivision on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/syp (For possible action)
24. WS-23-0769-CENTURY COMMUNITIES NEVADA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce setbacks; 3) increase wall height; 4) waive street landscaping; 5) full off-site improvements; and 6) finished grade.
DESIGN REVIEW for a single family residential subdivision on 1.9 acres in an RS20 (Residential Single Family 20) Zone within the RNP Neighborhood Protection Overlay. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/bb/syp (For possible action)
25. WS-23-0790-WARREN TAUBE FAMILY ASSOCIATION, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive water connection; 2) waive sanitary sewer service connection; 3) eliminate street landscaping; 4) access to a collector street; and 5) off-site improvements in conjunction with a single family residential subdivision on 2.3 acres in an R-A (Rural Agricultural) Zone within the Red Rock Design Overlay. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/dd/syp (For possible action)
26. PA-23-700026-JJJ LIVING TRUST, ET AL:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

PC Action - Denied

27. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Denied

28. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

PC Action - Denied

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.