



**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, AUGUST 6, 2025**

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 at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". 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 Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 15 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 16 – 60 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 – 15):

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. ET-25-400067 (NZC-22-0200)-PHMPDI, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.
USE PERMIT for a senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.
DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping. Generally located north of Milagro Court and east of Hualapai Way within Spring Valley. JJ/rk/kh (For possible action)
5. ET-25-400070 (UC-23-0281)-LAKE MEAD CAPITAL MANAGEMENT, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a CG (Commercial General) Zone. Generally located north of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/rk/kh (For possible action)
6. UC-25-0444-COUNTY OF CLARK:
USE PERMIT for a hospital.
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a hospital on 14.30 acres in a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located north of Las Vegas Boulevard North and west of Beesley Drive within the Sunrise Manor Planning Area. MK/gc/kh (For possible action)
7. WC-25-400068 (AR-18-400100 (UC-0652-14))-CHURCH ST. JOHN BAPT GREEK ORTHOD:
WAIVER OF CONDITIONS of an application for review of a use permit restricting parking on Torrey Pines Drive, north of Hacienda Avenue in conjunction with a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Hacienda Avenue and east of El Camino Road within Spring Valley. MN/jud/kh (For possible action)
8. ZC-25-0462-2.00 ACRES @ EDMOND, LLC:
ZONE CHANGE to reclassify 2.01 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley (description on file). MN/gc (For possible action)

9. VS-25-0464-2.00 ACRES @ EDMOND, LLC:
VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Edmond Street and Mohawk Street (alignment); and a portion of right-of-way being Edmond Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/kh (For possible action)
10. WS-25-0463-2.00 ACRES @ EDMOND, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscape buffer; 2) reduce street landscaping; 3) eliminate loading spaces; and 4) alternative driveway geometrics. DESIGN REVIEW for an office/warehouse complex on 2.01 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley. MN/bb/kh (For possible action)
11. ORD-25-900221: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Gragson Family Management Trust ETAL & Torres Robert TRS & G K Acquisitions LLC ETAL & Micone Michael A Trust for a multi-family development on 7.82 acres, generally located north of Maule Avenue and east of Gagnier Boulevard within Spring Valley. MN/dw (For possible action)
12. ORD-25-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV, LLC for a single-family residential development on 2.38 acres, generally located west of Cameron Street and south of Mesa Verde Lane within Enterprise. MN/ dw (For possible action)
13. ORD-25-900471: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with CD BLUE DIAMOND ARVILLE LLC for a commercial development on 1.55 acres, generally located north of Blue Diamond Road and west of Arville Street within Enterprise. JJ/dd (For possible action)
14. ORD-25-900487: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners in Assessor's Books 161, 164, 176, 177 and 191. (For possible action)
15. ORD-25-900493: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 2, 2025. (For possible action)

NON-ROUTINE ACTION ITEMS (16 – 60):

These items will be considered separately.

16. AR-25-400066 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive full off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 24.72 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Elkhorn Road and west of Rainbow Boulevard (alignment) within Lone Mountain. MK/my/kh (For possible action)
17. ET-24-400143 (UC-22-0334)-SLOAN VENTURES 90, LLC:
HOLDOVER USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) existing restaurant and related facilities; and 2) an existing vehicle maintenance facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth.
DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an RS80 (Residential Single-Family 80) Zone, an IL (Industrial Light) Zone, and an H-2 (General Highway Frontage) Zone. Generally located east of Las Vegas Boulevard South and the north and south sides of Sloan Road within the South County Planning area. JJ/tpd/kh (For possible action)
18. UC-25-0410-K & J PARTNERSHIP:
HOLDOVER USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements.
DESIGN REVIEW for a communication tower on a portion of 0.28 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Eastern Avenue within Paradise. TS/jud/cv (For possible action)
19. UC-25-0457-OI-LINDBROOK BETTY, LLC:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive off-site improvements (sidewalks); and 3) alternative driveway geometrics.
DESIGN REVIEW for an outdoor storage and display facility with an accessory warehouse on 4.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-1) Overlay. Generally located west of Betty Lane and south of Alto Avenue within Sunrise Manor. MK/mh/kh (For possible action)

20. UC-25-0465-PARACHUTE ABCT, LLC SERIES V ETAL & INA TRUST ETAL:
USE PERMIT to allow a kennel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce street landscaping; 3) reduce landscape buffering; 4) allow modified driveway design standards; and 5) allow modified street standards.
DESIGN REVIEW for a kennel on 0.55 acres in a CG (Commercial General) Zone. Generally located north of Wigwam Avenue and east of Durango Drive within Enterprise. JJ/bb/kh (For possible action)
21. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment); and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action)
22. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
HOLDOVER USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)
23. VS-25-0453-EHARDT, LAWRENCE J. & ANITA:
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action)
24. WS-25-0452-EHARDT, LAWRENCE J. & ANITA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) increase wall height; 3) waive off-site improvements; and 4) allow 2 driveways in conjunction with single-family residences.
DESIGN REVIEW for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh (For possible action)
25. WS-25-0404-W S B INVESTMENTS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate pedestrian walkways; and 3) allow existing driveways to remain.
DESIGN REVIEW for an outdoor storage facility on 2.21 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located south of Alto Avenue and east of Abels Lane within Sunrise Manor. TS/hw/cv (For possible action)
26. WS-25-0435-PN II, INC.:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action)

27. TM-25-500103-PN II, INC.:
TENTATIVE MAP consisting of 37 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action)

28. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
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 north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/gc (For possible action)

PC Action - Denied

29. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:
AMENDED HOLDOVER ZONE CHANGES for the following: 1) reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone (previously notified as an R-E (Rural Estates Residential (RNP-I) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone); and 2) remove the Neighborhood Protection (RNP) Overlay (previously not notified). Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise (description on file). MN/gc/jd (For possible action)

PC Action - No Recommendation

30. VS-25-0446-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and Frias Avenue and Whispering Tree Avenue within Enterprise (description on file). MN/md/kh (For possible action)

31. WS-25-0445-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow an attached sidewalk; and 3) waive off-site improvements (streetlights). DESIGN REVIEW for a proposed single-family residential development on 2.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action)

32. TM-25-500107-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Frias Avenue and east of Fairfield Avenue within Enterprise. MN/md/kh (For possible action)

33. PA-25-700008-PACIFIC CLASSIC, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located north of Camero Avenue and east of Hinson Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

34. ZC-25-0107-PACIFIC CLASSIC, LLC:
HOLDOVER ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Camero Avenue and east of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

35. WS-25-0440-PACIFIC CLASSIC, LLC:
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements on a portion of a 9.22 acre site in a CG (Commercial General) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Blue Diamond Road and east of Hinson Street within Enterprise. JJ/bb/kh (For possible action)

PC Action - Approved
36. DR-25-0108-PACIFIC CLASSIC, LLC:
HOLDOVER DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Camero Avenue and east of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved
37. PA-25-700025-CHAI SS24, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

PC Action - Adopted
38. ZC-25-0366-CHAI SS24, LLC:
ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved
39. VS-25-0367-CHAI SS24, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

PC Action - Approved
40. WS-25-0368-CHAI SS24, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; and 3) reduce the street intersection off-set. DESIGN REVIEW for a proposed single-family residential development on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

PC Action - Approved
Waiver of Development Standards was Denied
41. TM-25-500088-CHAI SS24, LLC:
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

PC Action - Approved

42. PA-25-700026-KENDALL MITCHELL & IRMA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

43. ZC-25-0388-KENDALL MITCHELL & IRMA:
ZONE CHANGES for the following: 1) reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

44. WS-25-0389-KENDALL MITCHELL & IRMA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action)

PC Action - Approved

45. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action)

46. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action)

47. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.
DESIGN REVIEW for a single-family detached residential development on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action)

48. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action)

49. ZC-25-0431-CABRERA ESWIN:
ZONE CHANGE to reclassify 0.54 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor (description on file). TS/gc (For possible action)

50. UC-25-0432-CABRERA, ESWIN:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening;
2) modify residential adjacency standards; 3) waive off-site improvements (curb, gutter, and sidewalks);
and 4) allow residential pan driveways.
DESIGN REVIEW for an outdoor storage facility on 0.54 acres in an IP (Industrial Park) Zone.
Generally located east of Stratford Avenue and south of Glen Avenue within Sunrise Manor. TS/mh/kh
(For possible action)
51. ZC-25-0454-BERMUDA INDUSTRIAL, LLC:
ZONE CHANGE to reclassify a 5.69 acre portion of a 10.89 acre site from an IP (Industrial Park) Zone
to an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located east of
Placid Street and north of Hidden Well Road within Enterprise (description on file). MN/gc (For
possible action)
52. VS-25-0455-BERMUDA INDUSTRIAL, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pilot Road and
Hidden Well Road, and Placid Street and Bermuda Road; a portion of right-of-way being Placid Street
located between Hidden Well Road and Pilot Road; a portion of right-of-way being Hidden Well Road
located between Placid Street and Bermuda Road; and a portion of right-of-way being Bermuda Road
located between Pilot Road and Hidden Well Road within Enterprise (description on file). MN/rr/kh
(For possible action)
53. WS-25-0456-BERMUDA INDUSTRIAL, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a warehouse and distribution center on 30.51 acres in an IL (Industrial Light)
Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and
west of Bermuda Road within Enterprise. MN/rr/kh (For possible action)
54. TM-25-500111-BERMUDA INDUSTRIAL, LLC:
TENTATIVE MAP consisting of 1 industrial lot on 30.51 acres in an IL (Industrial Light) Zone within
the Airport Environs (AE-60) Overlay. Generally located north of Hidden Well Road and west of
Bermuda Road within Enterprise. MN/rr/kh (For possible action)

APPEAL

55. UC-25-0296-LV WAREHOUSE, LLC:
APPEAL USE PERMIT to allow a recreational facility in conjunction with an existing warehouse
facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60)
Overlay. Generally located on the east side of Pioneer Way, north of Teco Avenue (alignment) within
Spring Valley. MN/lm/kh (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

56. ORD-25-900419: Introduce an ordinance to consider adoption of a Development Agreement with TS
Durango LLC for a multi-family residential development on 5.08 acres, generally located east of
Durango Drive and north of Robindale Road within Spring Valley. MN/dw (For possible action)

57. ORD-25-900494: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family development on 9.77 acres, generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/tpd (For possible action)
58. ORD-25-900511: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 16, 2025. (For possible action)
59. ORD-25-900518: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on May 7, 2025. (For possible action)
60. ORD-25-900545: Introduce an ordinance to amend the official zoning map reclassifying certain properties approved by the Board of County Commissioners on May 21, 2025. (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.