



**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, APRIL 20, 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 – 32 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 33 – 60 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 – 32):

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-22-0089-UNLV RESEARCH FOUNDATION:
DESIGN REVIEW for finished grade in conjunction with an approved office building on 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/nr/jo (For possible action)
5. DR-22-0114-BISHOP GORMAN DEVELOPMENT CORP:
DESIGN REVIEW for the addition of a student union building on a portion of 52.1 acres in a P-F (Public Facility) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the west side of Hualapai Way, 600 feet south of Russell Road within Summerlin South. JJ/bb/jo (For possible action)
6. DR-22-0120-CAESARS LINQ, LLC:
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; 4) increase the number of animated signs; and 5) increase the area of animated signs on a 5.8 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/nr/syp (For possible action)
7. AR-22-400013 (UC-17-1014)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:
HOLDOVER USE PERMIT SECOND APPLICATION FOR REVIEW to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/syp (For possible action)
8. AR-22-400024 (UC-20-0363)-DINGEE FAMILY TRUST:
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-site clients in conjunction with an existing home occupation at a single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Rondonia Circle, 415 feet south of San Blas Drive within Paradise. JG/jgh/syp (For possible action)

9. ET-22-400025 (UC-19-0988)-NEW ANTIOCH CHRISTIAN FELLOWSHIP:
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEW for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Owens Avenue and the east side of Radwick Drive within Sunrise Manor. TS/bb/syp (For possible action)
10. ET-22-400027 (WS-19-0607)-DIAMOND STEPHANIE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced parking; 2) reduced parking lot landscaping; 3) reduced distance to call box; and 4) trash enclosure separation.
DESIGN REVIEW for a multiple family residential development on 1.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney. JG/bb/ja (For possible action)
11. ET-22-400028 (VS-19-0882)-DIAMOND STEPHANIE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Stephanie Street located between Hacienda Avenue and Duck Creek Flood Control Channel. Generally located on the east side of Stephanie Street and the south side of Hacienda Avenue (alignment) within Whitney (description on file). JG/bb/syp (For possible action)
12. ET-22-400031 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider in the CMA Design Overlay District. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jud/jo (For possible action)
13. VS-22-0104-COLLABORATION CENTER FOUNDATION, INC:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Robindale Road, and between Gagnier Boulevard (alignment) and Cimarron Road and portion of a right-of-way being Windmill Lane located between Gagnier Boulevard (alignment) and Cimarron Road within Spring Valley (description on file). MN/jud/jo (For possible action)
14. ET-22-400032 (UC-19-0867)-MADRAS DURANGO, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed vehicle wash in conjunction with a partially developed commercial center on a 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/jvm/ja (For possible action)

15. UC-22-0085-GTL PROPERTIES, LLC:
USE PERMITS for the following: 1) vehicle paint/body shop; and 2) vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop; 2) reduce separation from vehicle repair to residential use; and 3) reduce separation from vehicle paint/body shop to residential use.
DESIGN REVIEW for a vehicle repair and paint/body shop in conjunction with an existing building on a portion of 16.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the east side of Burnham Avenue within Winchester. TS/lm/syp (For possible action)
16. UC-22-0112-SMK, INC:
USE PERMIT for an art gallery.
DESIGN REVIEW for an art gallery on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, 380 feet north of Circus Circus Drive within Winchester. TS/nr/syp (For possible action)
17. UC-22-0115-X-IT AT 215 PHASE II, LLC:
USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.5 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northside of Sunset Road, 200 feet east of Decatur Boulevard within Paradise. MN/nr/syp (For possible action)
18. WC-22-400022 (WS-0715-06)-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC:
WAIVER OF CONDITIONS of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/syp (For possible action)
19. DR-21-0662-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC:
DESIGN REVIEW for a comprehensive sign package in conjunction with an existing commercial complex on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/jd (For possible action)
20. WC-22-400026 (ZC-0871-03) RAINBOW 215 PROPERTIES, LLC:
WAIVER OF CONDITIONS of a zone change requiring recording perpetual cross access, ingress/egress, and parking easements with the parcels to the east and west for future commercial development on 5.0 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District. Generally located on the south side of Arby Avenue, 280 feet east of Rainbow Boulevard within Enterprise. MN/md/syp (For possible action)
21. WS-22-0099-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; 2) roof sign; 3) increase the number of animated signs; and 4) encroachment into airspace.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 1.8 acre portion of a 2.3 acre site in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/nr/syp (For possible action)

22. ZC-22-0092-MARES INC 2015, LLC:
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMITS for the following: 1) retail as a principal use; and 2) allow kennels outside in an M-D Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit outside commercial use; 2) reduce setback; 3) allow access to a residential local street (Ullom Drive); 4) modified street landscaping; and 5) allow modified driveway design standards.
DESIGN REVIEW for an outside dog run in conjunction with a proposed kennel (dog daycare and boarding) with retail. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise (description on file). JJ/lm/jo (For possible action)
23. VS-22-0093-MARES INC 2015, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Le Baron Avenue, and between Ullom Drive and Cameron Street within Enterprise (description on file). JJ/lm/jo (For possible action)
24. ZC-22-0098-AYITA 3315 LLC, ET AL:
ZONE CHANGE to reclassify 176.4 acres from an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone in a Historic Neighborhood (HN) Overlay District for portions of an existing residential subdivision. Generally located on the south side of Golden Arrow Drive (alignment), the north and south sides of Desert Inn Road, the north side of Viking Road, the west side of Eastern Avenue, and the east side of La Canada Street (alignment) within Winchester and Paradise (description on file). TS/jt/syp (For possible action)
25. ZC-22-0103-CLARK JOANN TRUST & CLARK JOANN TRS:
ZONE CHANGE to reclassify 5.0 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distances.
DESIGN REVIEW for a proposed mini-warehouse building. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/jor/jo (For possible action)
26. ZC-22-0110-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; and 4) reduce back of curb radii for private streets.
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 Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise (description on file). MN/rk/jo (For possible action)
27. VS-22-0111-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Eldorado Lane, and between Buffalo Drive and Pioneer Way within Enterprise (description on file). MN/rk/jo (For possible action)
28. TM-22-500037-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 82 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive within Enterprise. MN/rk/jo (For possible action)

29. NZC-22-0023-JOSEPHS FAMILY LAND, LP:
ZONE CHANGE to reclassify 7.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and a C-1 (Local Business) Zone to an R-5 (Apartment Residential) Zone. DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping in the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue, 330 feet east of Tamarus Street within Paradise (description on file). JG/rk/jo (For possible action)

PC Action - Approved

30. VS-22-0024-JOSEPHS FAMILY LAND, LP:
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Tamarus Street and Spencer Street within Paradise (description on file). JG/rk/jo (For possible action)

PC Action - Approved

31. CP-22-900193: Direct staff to process an amendment to the Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan and refer the amendment to the Planning Commission for a public hearing. (For possible action)
32. ORD-22-900192: Conduct a public hearing on 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 February 2, 2022, February 16, 2022, and March 2, 2022 and in Assessor's Books 161, 163, 176, 177, and 191. (For possible action)

NON-ROUTINE ACTION ITEMS (33 – 60):

These items will be considered separately.

33. ET-22-400030 (ZC-18-0234)-NAPLES ENCLAVES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce front setback; 2) reduce parking; 3) allow alternative street landscaping; 4) allow modified design standards; and 5) waive off-site improvements (curb, gutter, sidewalk, and streetlights). DESIGN REVIEWS for the following: 1) allow alternative parking lot landscaping; and 2) convert an existing multiple family residential use to long/short term lodging on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Naples Drive, 300 feet east of University Center Drive within Paradise (description on file). JG/bb/jo (For possible action)

34. UC-22-0081-GREENGALE PROPERTIES, LLC:
HOLDOVER USE PERMITS 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) campground; 7) food processing; 8) retail sales and services; 9) guest ranch; 10) retreat; 11) major training facility; and 12) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed guest ranch within Community District 3; 2) reduce the acreage for a proposed guest ranch; 3) allow a proposed retreat within Community District 3; 4) reduce the separation of proposed live entertainment from a residential use; 5) alternative landscaping along all property lines; 6) allow existing landscaping adjacent to Elkhorn Road; 7) allow alternative landscaping adjacent to a less intense use; 8) eliminate landscape finger islands; 9) waive on-site loading requirements; 10) reduced parking; 11) allow alternative paving; and 12) waive 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 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/jor/jo (For possible action)
35. UC-22-0091-LITTLE MINION, LLC:
USE PERMIT for a temporary rock crushing facility.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a temporary rock crushing operation on 4.1 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Water Well Drill Road (alignment) and the east side of Decatur Boulevard (alignment) within Sloan. JJ/rk/jo (For possible action)
36. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
37. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
HOLDOVER USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action)
38. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)

39. WS-22-0076-HUERTA, JORGE:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action)
40. ZC-22-0094-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise (description on file). MN/rk/jo (For possible action)
41. VS-22-0095-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Frias Avenue (alignment) and Pyle Avenue and a portion of right-of-way being a remnant spandrel located between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/rk/jo (For possible action)
42. TM-22-500034-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 21 single family residential lots and common lots on 4.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Haven Street and the north side of Frias Avenue within Enterprise. MN/rk/jo (For possible action)
43. ZC-22-0105-AGATE VALADEZ, LLC:
ZONE CHANGE to reclassify 12.3 acres from a C-2 (General Commercial) Zone, an H-2 (General Highway Frontage) Zone, and an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) perimeter wall height; 3) throat depth; and 4) non-dedication of Valadez Street.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise (description on file). JJ/sd/jo (For possible action)
44. VS-22-0108-AGATE VALADEZ, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road, and between Cimarron Road and Buffalo Drive within Enterprise. (description on file). JJ/sd/jo (For possible action)
45. TM-22-500036-AGATE VALADEZ, LLC:
TENTATIVE MAP consisting of 97 single family residential lots and common lots on 12.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/sd/jo (For possible action)

46. ZC-22-0106-CALNEV PIPELINE CO:
ZONE CHANGE to reclassify 18.9 acres from an R-U (Rural Open Land) (AE-70 & AE-75) Zone to an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade. Generally located on the west side of Beesley Drive, 1,200 feet north of Las Vegas Boulevard North within Sunrise Manor (description on file). MK/al/jo (For possible action)
47. VS-22-0107-CALNEV PIPELINE CO:
VACATE AND ABANDON a portion of a right-of-way being Sloan Lane located between Howdy Wells Avenue and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/al/jo (For possible action)
48. ZC-22-0119-CENTURY COMMUNITIES NEVADA, LLC:
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-E (Rural Estates Residential) Zone.
USE PERMITS for the following: 1) a residential planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) increase wall height; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain (description on file). RM/md/jo (For possible action)
49. NZC-22-0028-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 4.9 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce open space.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved

50. VS-22-0029-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue and between Conquistador Street and Hualapai Way within Enterprise (description on file). JJ/al/jo (For possible action)

PC Action - Approved

51. TM-22-500016-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 43 single family residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/al/jo (For possible action)

PC Action - Approved

52. NZC-22-0042-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) increase building height; 3) reduce the height/setback ratio requirement adjacent to a single family residential use; and 4) alternative landscaping adjacent to a residential use.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Buffalo Drive and the south side of Cactus Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

53. VS-22-0043-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

PC Action - Approved

AGENDA ITEMS

54. AG-22-900251: Discuss whether an amendment to Title 30 is necessary for High Impact Projects and if specific development requirements should be incorporated into such projects, and direct staff accordingly. (For possible action)
55. AG-22-900252: Discuss amending Title 30, and any other applicable road improvement standard, relating to streets and sidewalks, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

56. ORD-22-900087: Introduce an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc for a single family residential development (Ford Avenue - Edmond Street) on 6.4 acres, generally located east and west of Edmond Street and north of Ford Avenue within Enterprise. MN/tk (For possible action)
57. ORD-22-900108: Introduce an ordinance to consider adoption of a Development Agreement with KB Homes Las Vegas, Inc for a single family residential development (Agate - Dean Martin) on 14.6 acres, generally located east of Dean Martin Drive and north of Serene Avenue within Enterprise. MN/tk (For possible action)
58. ORD-22-900162: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single family residential development (Pyle - Rancho Destino) on 7.3 acres, generally located north of Pyle Avenue and east of Rancho Destino Road within Enterprise. MN/tk (For possible action)
59. ORD-22-900163: Introduce an ordinance to consider adoption of a Development Agreement with Maule Realty Partners, LLC for a distribution center (Chartwell - Maule Avenue) on 10.0 acres, generally located between Maule Avenue and Badura Avenue within Enterprise. MN/tk (For possible action)

60. ORD-22-900169: Introduce an ordinance to consider adoption of a Development Agreement with PSI Warm Springs, LLC for an office/warehouse complex (Warm Springs - Belcastro) on 5.0 acres, generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/tk (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.