



**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, FEBRUARY 21, 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 – 25 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 26 – 59 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 – 25):

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-23-0906-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:
DESIGN REVIEWS for the following: 1) restaurant with a drive-thru; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a General Commercial (C-2) Zone. Generally located on the southeast corner of Blue Diamond Road and Rainbow Boulevard within Enterprise. JJ/sd/syp (For possible action)
5. DR-23-0909-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER LP:
DESIGN REVIEW to increase the area of an animated sign in conjunction with an existing hotel (The Westin Las Vegas Hotel & Spa) on 6.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. TS/rr/ng (For possible action)
6. AR-23-400186 (UC-19-0814)-GIPSY, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) reduce the separation from an outside dining area (patio) to a residential use; and 2) allow outside dining in conjunction with a tavern.
DESIGN REVIEW for an outside dining area (patio) on 0.9 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. JG/dd/ng (For possible action)
7. ET-23-400184 (ZC-21-0633)-SLOAN ARVILLE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) allow an attached sidewalk; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) alternative landscaping; and 2) finished grade on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Arville Street, 787 feet south of Sloan Road within South County. JJ/mh/ng (For possible action)
8. ET-23-400185 (WS-19-0607)-DIAMOND STEPHANIE, LLC:
SECOND EXTENSION OF TIME FOR WAIVERS OF DEVELOPMENT STANDARDS to commence 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/jm/ng (For possible action)

9. UC-23-0878-POLV, LLC:
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Center Strip).
DEVIATIONS for the following: 1) increase the height of directional signs; 2) reduce the vertical (height) clearance for hanging signs; and 3) reduce setback.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South and Harmon Avenue).
DESIGN REVIEW for a comprehensive sign package in conjunction with a previously approved resort hotel (Center Strip) on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone.
Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action)
10. UC-23-0907-PARBALL NEWCO, LLC:
USE PERMIT for deviations as shown per plans on file in conjunction with a resort hotel (Horseshoe).
DEVIATIONS for the following: 1) eliminate projecting sign height above grade; 2) increase the number of projecting signs; and 3) all other deviations as depicted per plans on file.
DESIGN REVIEW for modifications to a comprehensive sign plan in conjunction with an existing resort hotel (Horseshoe) on a portion of 30.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/hw/ng (For possible action)
11. VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment), and between La Cienega Street and Placid Street and a portion of right-of-way being La Cienega Street located between Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/rp/syp (For possible action)
12. UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
USE PERMIT for a recreational facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce required parking; 2) increase retaining wall height; 3) increase building height; 4) permit access to a local street; 5) allow modified street standards; and 6) reduce throat depth.
DESIGN REVIEWS for the following: 1) recreational facility; 2) lighting; and 3) finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the east side of La Cienega Street within Enterprise. MN/rp/syp (For possible action)
13. WC-23-400187 (ZC-0502-06)-NV LAS DEC, LLC:
WAIVER OF CONDITIONS of a zone change requiring traffic study and compliance in conjunction with a distribution center on 9.1 acres in an M-D (Designed Manufacturing District) Zone. Generally located on the north side of Badura Avenue, 600 feet east of Rainbow Boulevard within Enterprise. MN/nai/syp (For possible action)
14. WC-23-400192 (ZC-1549-02)-SUNSET INTERCHANGE, LLC:
WAIVER OF CONDITIONS of a zone change prohibiting access to local streets in conjunction with a proposed commercial development on 5.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Dapple Gray Road within Spring Valley. JJ/rr/syp (For possible action)

15. UC-23-0903-SUNSET INTERCHANGE, LLC:
USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback for a gasoline station from a residential use; and 3) reduce setback for a vehicle wash from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store and gasoline station; 2) vehicle wash; 3) retail/restaurant; and 4) restaurant with outside dining and drive-thru on a 3.9 acre portion of an 8.3 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/rr/syp (For possible action)
16. ZC-23-0875-JONES 215 REAL PROPERTY, LLC:
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT for commercial vehicle (sprinter vans) repair in conjunction with commercial vehicle (sprinter van) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified CMA Design Overlay District Standards; 2) permit access to a local street (Maule Avenue); 3) reduce vehicle drive aisle width; 4) modified driveway design standards; and 5) modified street standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) commercial vehicle (sprinter vans) sales facility; 3) commercial vehicle (sprinter vans) repair facility; and 4) finished grade in the CMA Design Overlay District. Generally located on the west side of Torrey Pines Drive and the south side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action)
17. VS-23-0876-JONES 215 REAL PROPERTY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/md/syp (For possible action)
18. ORD-23-900632: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV 10 Development, LLC for a single family residential development on 4.9 acres, generally located north of Oleta Avenue and west of Conquistador Street within Enterprise. JJ/jm (For possible action)
19. ORD-23-900662: 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 October 4, 2023, October 18, 2023, November 8, 2023, November 21, 2023 and in Assessor's Book 163. (For possible action)
20. ORD-24-900030: Consider the required findings for an amended Development Agreement and conduct a public hearing on an ordinance to adopt an amended Development Agreement with Southern Highlands Development Corporation, a Nevada corporation, Olympia Group LLC, a Nevada limited liability company, Section 7, LLC, and all affiliates and related entities, for an approximately 2,950 acre Master Planned Community (Southern Highlands), generally located on the south side of Cactus Avenue, west of I-15 within Enterprise. JJ/ja (For possible action)

21. ET-24-400004 (ZC-1604-99 & WT-1605-99)-SOUTHERN HIGHLANDS INVEST PTNRS:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2,299 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone to an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone for a mixed-use Master Planned Community known as Southern Highlands.
USE PERMIT for modified development standards.
VARIANCES for the following: 1) waive the required setbacks from section and center section lines; and 2) waive the required setbacks from Township and Range lines.
WAIVERS for the following: 1) modified improvement standards; and 2) standard street grid dedication requirements. Generally located on the west side of Southern Highlands Parkway and the south side of Stonewater Lane within Enterprise. JJ/dd/ng (For possible action)
22. ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a portion of 100.0 acres from C-2 (Commercial General) P-C (Planned Community Overlay District) and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) Zone all within the P-C (Planned Community Overlay District) Zone for a multiple family residential development in Southern Highlands Master Planned Community.
VARIANCE to reduce the setback adjacent to a freeway. Generally located on the southwest corner of Southern Highlands Parkway and St. Rose Parkway and the west side of I-15 within Enterprise (description on file). JJ/jm/ng (For possible action)
23. ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 356.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone for a Master Planned Community known as Southern Highlands.
USE PERMIT for modified residential development standards.
VARIANCES for the following: 1) waive the required setbacks from section and center section lines; and 2) waive the required setbacks from Township and Range lines. Generally located on the south side of Golf Estates Drive, 950 feet west of Southern Highlands Parkway within Enterprise. (description on file). JJ/nai/ng (For possible action)
24. ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 6.0 acres from a C-2 (Commercial General) P-C (Planned Community Overlay District) Zone and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development located in the Southern Highlands Master Planned Community.
USE PERMITS for the following: 1) establish modified residential development standards; and 2) allow a public facility (water pumping station and reservoir) in a residential district.
VARIANCES for the following: 1) increase block wall heights; and 2) eliminate the landscaping requirement for a public facility.
WAIVERS for the following: 1) allow early rough grading; and 2) establish modified improvement standards on approximately 409.0 acres in an R-2 (Medium Density Residential) Zone, a C-2 (Commercial General) Zone, and an H-1 (Limited Resort and Apartment) Zone all within the P-C (Planned Community Overlay) Zone in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Reyes Avenue within Enterprise (description on file). JJ/rp/ng (For possible action)

25. ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 37.6 acre portion of 43.0 acres from an R-E (Rural Estates Residential) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone, and from a C-2 (General Commercial) Zone, and an H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the length of a dead-end street; and 2) allow early finished grading in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Royal Fortune Drive within Enterprise (description on file).
JJ/mh/ng (For possible action)

NON-ROUTINE ACTION ITEMS (26 – 59):

These items will be considered separately.

26. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)
27. UC-23-0835-BRANDO HOLDINGS, LLC:
USE PERMIT for a cannabis establishment (consumption lounge).
DESIGN REVIEW for a proposed cannabis establishment (outdoor consumption lounge) in conjunction with an existing retail cannabis store on 0.6 acres in a CG (Commercial General) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/tpd/syp (For possible action)
28. UC-23-0880-KABOLI MICHAEL:
USE PERMIT to waive paving requirement for outside storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) parking lot striping and paving; 3) eliminate pedestrian walkways; 4) parking lot landscaping; 5) eliminate sidewalks and landscaping; 6) eliminate landscape and wall buffer; 7) eliminate trash enclosure; 8) full off-site improvements; and 9) allow modified street standards.
DESIGN REVIEW for an outside storage yard in conjunction with a warehouse on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Artesia Street and the north side of Oregon Avenue within Sandy Valley. JJ/mh/syp (For possible action)

29. UC-23-0910-GURU NANAK DEV CHARITABLE TRUST ETAL:
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk with alternative landscaping; 2) increase building height; 3) reduce parking; 4) reduce driveway throat depth; 5) reduce driveway departure distance; and 6) reduce driveway width.
DESIGN REVIEW for a place of worship on 2.4 acres in a C-P (Office and Professional) Zone and an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road and the east side of Pearlite Avenue within Paradise. JG/jor/syp (For possible action)
30. VS-23-0924-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/syp (For possible action)
31. WS-23-0923-GOLDENSITES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; and 2) increase retaining wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action)
32. TM-23-500192-GOLDENSITES, LLC:
TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action)
33. VS-23-0938-ADAVEN MANAGEMENT, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Blue Diamond Road, and between Arville Street and Moondance Cellars Court, and a portion of right-of-way being Camero Avenue located between Arville Street and Moondance Cellars Court within Enterprise (description on file). JJ/nai/syp (For possible action)
34. UC-23-0937-ADAVEN MANAGEMENT INC:
USE PERMIT to reduce separations to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/lm/syp (For possible action)
35. WC-23-400191 (ZC-0279-03)-SAHBAI MANOUTCHEHR:
WAIVER OF CONDITIONS of a zone change providing a 15 foot wide landscape buffer with meandering sidewalks along Rainbow Boulevard and Sunset Road with medium trees, 24 inch box size, with shrubs to cover 50% of the landscape area in conjunction with a vehicle (automobile) repair and vehicle (automobile) sales facility on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the north side of Sunset Road within Spring Valley. MN/md/syp (For possible action)

36. UC-23-0882-SAHBAI MANOUTCHEHR:
USE PERMIT for vehicle (automobile) repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) increase wall height; 3) reduce parking; 4) reduce loading spaces; 5) permit access to a local street (Santa Margarita Street); and 6) allow modified CMA Design Overlay District Standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) vehicle (automobile) repair facility; 3) vehicle (automobile) sales facility; and 4) finished grade on 2.5 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the north side of Sunset Road within Spring Valley. MN/md/syp (For possible action)
37. VS-23-0883-SAHBAI MANOUTCHEHR:
VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Rainbow Boulevard, and between Sunset Road and Post Road within Spring Valley (description on file). MN/md/syp (For possible action)
38. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)
39. WS-23-0873-NELSON, ROY C.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and landscaping; and 2) full off-site improvements.
DESIGN REVIEW for a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action)
40. WS-23-0919-ARVILLE INDUSTRIAL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce street landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an office/warehouse facility; and 2) finished grade on 1.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the east side of Arville Street and north of Oquendo Road (alignment) within Paradise. MN/sd/syp (For possible action)
41. WS-23-0927-MAGGIE & EL CAPITAN, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) increase retaining wall height; and 3) full off-site improvements.
DESIGN REVIEW for finished grade on 2.1 acres in an R-E (Rural Estate Residential) (RNP-II) Zone. Generally located on the east side of El Capitan Way and the south side of Maggie Avenue within Lone Mountain. MK/tpd/syp (For possible action)

42. WS-23-0939-HADDAD IYAD:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow modified driveway design; 3) turnaround for a non-through street; and 4) reduce driveway departure distance from the intersection.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade on 15.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the south side of Cartier Avenue within Sunrise Manor.
MK/lm/syp (For possible action)
43. VS-23-0940-HADDAD IYAD:
VACATE AND ABANDON a portion of right-of-way being Pariva Street between Cartier Avenue and Carey Avenue; a portion of right-of-way being Cartier Avenue between Lamb Boulevard and Abels Lane; a portion of right-of-way being Lamb Boulevard between Cartier Avenue and Carey Avenue; and a portion of right-of-way being Abels Lane between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rp/syp (For possible action)
44. PA-23-700037-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (up to 2 du/ac), Neighborhood Commercial, and Corridor Mixed-Use to Mid-Intensity Suburban Neighborhood (up to 8 du/ac) on 14.0 acres. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

45. ZC-23-0729-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) establish alternative yards for residential lots; 3) street landscaping; 4) eliminate landscaping adjacent to a less intensive use; and 5) reduce the width of a local (public) street.
DESIGN REVIEWS for the following: 1) hammerhead street design; 2) single family residential development; and 3) finished grade. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

46. VS-23-0730-ROOHANI KHUSROW FAMILY TRUST ET.AL.:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Agate Avenue and Pebble Road; portions of right-of-way being Raven Avenue located between Durango Drive and Gagnier Boulevard (alignment); a portion of right-of-way being Durango Drive located between Agate Avenue and Pebble Road; a portion of right-of-way being Agate Avenue located between Durango Drive and Gagnier Boulevard (alignment); and a portion of right-of-way being Rocca Street/Lisa Lane located between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

PC Action - Approved

47. TM-23-500152-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 107 residential lots and common lots on 14.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Durango Drive and Agate Avenue within Enterprise. JJ/md/syp (For possible action)

PC Action - Approved

48. PA-23-700041-R & N PROPERTIES LLC SERIES 1:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.3 acres. Generally located on the west side of Eastern Avenue, 125 feet north of Pueblo Way within Paradise. TS/gc (For possible action)

PC Action - Adopted

49. ZC-23-0791-CYCLONE D G, LLC:
ZONE CHANGE to reclassify 0.2 acres from an R-E (Rural Residential Estate) Zone to a C-2 (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) allow modified street standards; and 3) allow modified driveway design standards.
DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM/bb/syp (For possible action)
50. ZC-23-0870-10800 LVB, LLC:
ZONE CHANGES for the following: 1) reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone; and 2) reclassify 2.8 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a congregate care facility in a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping including the detached sidewalk; 2) alternative street landscaping; 3) eliminate landscaping adjacent to a less intensive use (congregate care facility); 4) allow a congregate care facility to have a non-residential appearance; 5) off-site improvements; 6) allow non-standard improvements in the right-of-way; and 7) allow modified street standards.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) on-premises consumption of alcohol (tavern); and 3) finished grade on 5.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise (description on file). MN/sd/syp (For possible action)
51. VS-23-0871-10800 LVB, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Erie Avenue and Levi Avenue (alignment); and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/sd/syp (For possible action)
52. TM-23-500186-10800 LVB, LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action)
53. ZC-23-0900-FISH, DAVID L. REVOCABLE TRUST:
ZONE CHANGE to reclassify a 0.6 acre portion of 1.1 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-1 (Light Manufacturing) (AE-60) Zone.
USE PERMIT to eliminate screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) eliminate landscaping adjacent to a less intense use; 3) alternative paving; and 4) alternative driveway geometrics.
DESIGN REVIEW for a truck parking lot with outside storage. Generally located on the east side of Valley View Boulevard, 780 feet south of Sunset Road within Enterprise (description on file). MN/jor/syp (For possible action)

54. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)
55. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)
56. ZC-23-0930-BOARD REGENTS NEVADA SYSTEM HIGHER EDUCATION:
ZONE CHANGE to reclassify 1.1 acres from a C-2 (General Commercial) (AE-60) Zone and an R-1 (Single Family Residential) (AE-60) Zone to a P-F (Public Facility) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed parking lot and site improvements. Generally located on the east side of Maryland Parkway and the south side of Rochelle Avenue within Paradise (description on file). TS/jor/syp (For possible action)

AGENDA ITEM

57. AG-24-900029: Receive the required 2 year review of the Coyote Springs Investment, LLC Development Agreement. MK/dd (For possible action)

ORDINANCES – INTRODUCTION

58. ORD-23-900585 Introduce an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust, Sunset Corridor, LLC, & Sunset Interchange, LLC for a single family residential development on 9.6 acres, generally located south of Sunset Road and west of Quarterhorse Lane within Spring Valley. JJ/jm (For possible action)
59. ORD-23-900607 Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single family residential development on 9.9 acres, generally located south of Gomer Road (alignment) and east of Buffalo Drive within Enterprise. JJ/jm (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.