



**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, MAY 21, 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 – 37 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 38 – 76 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 – 37):

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-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:
DESIGN REVIEW for a proposed dayclub expansion on a 1.0 acre portion of an 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)
5. SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE
SIGN DESIGN REVIEWS for the following: 1) modifications to a previously approved comprehensive sign package for a resort hotel; 2) increase the square footage of wall signs; 3) increase the number of wall signs; 4) increase the square footage of electronic message units, animated and video; 5) increase the number of electronic message units, animated and video; 6) increase the overall square footage of signage; and 7) increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)
6. SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC
SIGN DESIGN REVIEW to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise. MN/rk/cv (For possible action)
7. AR-25-400045 (UC-22-0059)-SIROONIAN, CHARLES B. & DEBORAH M.:
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the north side of Hammer Lane and the west side of Auto Street within Sunrise Manor. MK/jm/kh (For possible action)

8. ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:
HOLDOVER USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)
9. ET-25-400039 (WS-23-0211)-MCM TOWER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase building height; 2) increase the height of exterior fixtures (luminaries) mounted on buildings; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office building; 2) parking garage with restaurants; and 3) finished grade on 4.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road and the east side of Riley Street within Spring Valley. JJ/rp/cv (For possible action)
10. ET-25-400043 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 32.23 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District.
USE PERMITS for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a High Impact Project and mixed-use project. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action)
11. ET-25-400041 (DR-20-0098)-UNCOMMONS LIVING BLDG 2, LLC:
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action)

12. ET-25-400038 (WS-20-0099)-UNCOMMONS LIVING BLDG 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:
1) landscaping; and 2) alternative parking lot design.
DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/rp/kh (For possible action)
13. ET-25-400044 (UC-23-0604)-UNCOMMONS LIVING BLDG 1, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) modification to pedestrian realm; and 2) allow alternative design for pedestrian realm in conjunction with a previously approved mixed-use project on an 8.4 acres portion of 32.23 acres in a U-V (Urban Village-Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/tpd/kh (For possible action)
14. ET-25-400037 (WS-23-0333)-UNCOMMONS LIVING BLDG 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) approach distance; 2) throat depth; 3) curb return; and 4) driveway width.
DESIGN REVIEWS for the following: 1) modifications to a previously approved High Impact Project and mixed-use project; and 2) finished grade on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/my/kh (For possible action)
15. ET-25-400042 (WS-23-0718)-UNCOMMONS LIVING BLDG 1, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for signage.
DESIGN REVIEW for modifications to comprehensive sign package in conjunction with an approved mixed-use project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/nai/kh (For possible action)
16. UC-25-0116-TYEB, LLC:
HOLDOVER USE PERMIT for a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)
17. WC-25-400048 (WS-24-0498)-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:
WAIVER OF CONDITIONS for waivers of development standards requiring per revised plan submitted on 10/30/24 for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)
18. WS-25-0288-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

19. WS-25-0251-DECATUR POST, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for modifications to a previously approved retail complex on 2.83 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/kh (For possible action)
20. PA-25-700013-MOISES, TANIA:
PLAN AMENDMENT to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock. JJ/al (For possible action)

PC Action - Adopted
21. ZC-25-0197-MOISES, TANIA:
ZONE CHANGE to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock (description on file). JJ/al (For possible action)

PC Action - Approved
22. PA-25-700014-WILLETT, JAMES C. & YU CHONG:
PLAN AMENDMENT to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock. JJ/al (For possible action)

PC Action - Adopted
23. ZC-25-0198-WILLETT, JAMES C. & YU CHONG:
ZONE CHANGE to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock (description on file). JJ/al (For possible action)

PC Action - Approved
24. ZC-25-0196-BLUE DIAMOND CENTERS, LLC:
ZONE CHANGES to reclassify portions of 1,191.94 acres as follows: 1) reclassify portions of 206.49 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone; 2) reclassify 0.16 acres from an H-2 (General Highway Frontage) Zone to a PF (Public Facility) Zone; 3) reclassify 17.76 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 4) reclassify portions of 967.53 acres from an H-2 (General Highway Frontage) Zone to an OS (Open Space) Zone. Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way within Red Rock (description on file). JJ/al (For possible action)
25. ZC-25-0230-FAUGHT, SLADE K. & ROMY ANN:
ZONE CHANGE to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 570 feet south of Riverside Road within Bunkerville (description on file). MK/mc (For possible action)

26. ZC-25-0265-FAUGHT, ELWOOD J. & TARALISA:
ZONE CHANGE to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 1,050 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)
27. ZC-25-0267-VIRGIN VALLEY HOLDINGS, LLC:
ZONE CHANGE to reclassify 2.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 870 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)
28. ZC-25-0248-USA & COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify a 3.32 acre portion of a 55.93 acre site from an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone to a PF (Public Facility) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan (description on file). JJ/gc (For possible action)
29. UC-25-0249-USA:
USE PERMIT for a public utility structure.
DESIGN REVIEW for a public utility structure on a 3.32 acre portion of a 55.93 acre site in a PF (Public Facility) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment) within Sloan. JJ/rg/kh (For possible action)
30. ZC-25-0252-YASMEH, ALLEN:
ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action)
31. ORD-23-900629: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Rainbow, LLC for a mixed-use development on 19.8 acres, generally located west of Rainbow Boulevard and north of Blue Diamond Road within Enterprise. JJ/dd (For possible action)
32. ORD-25-900053: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Barbara LLC for a multi-family residential development on 18.3 acres, generally located west of Las Vegas Boulevard and north and south of Barbara Lane within Enterprise. MN/dw (For possible action)
33. ORD-25-900067 HOLDOVER: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB HOME LAS VEGAS INC for a single-family residential attached development on 5.24 acres, generally located north of Oquendo Road and east of Fort Apache Road within Spring Valley. JJ/tpd (For possible action)
34. ORD-25-900112: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Forest Hill Family Trust & Sadri Fred TRS for a single-family residential development on 8.52 acres, generally located west of Warbonnet Way and south of Windmill Lane within Enterprise. JJ/dd (For possible action)
35. ORD-25-900153: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Wow Build Co. One, LLC for a commercial center consisting of a vehicle wash and restaurant with drive-thru on 1.9 acres, generally located east of Durango Drive and south of Blue Diamond Road within Enterprise. JJ/dw (For possible action)

36. ORD-25-900215: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MCM Tower, LLC for an office building and parking garage with restaurants on 4.2 acres, generally located north of Sunset Road and east of Riley Street within Spring Valley. JJ/dw (For possible action)
37. AG-25-900356: Accept and authorize the signature of the Performance Agreement with Athletics StadCo LLC for the A's Ballpark, generally located at 3801 S Las Vegas Boulevard within Paradise. JG/sr (For possible action)

NON-ROUTINE ACTION ITEMS (38 – 76):

These items will be considered separately.

38. SDR-25-0269-WT ML WARM SPRINGS, LLC
SIGN DESIGN REVIEWS for the following: 1) allow an electronic sign, animation; and 2) modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action)
39. 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 on the east side 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)
40. UC-24-0747-BENSON FAMILY TRUST & BENSON, DENNIS W. & PAMELA J. TRS:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate street landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage and display area on a portion of 0.66 acres in a CG (Commercial General) Zone. Generally located on the south side of Hobson Street, 100 feet west of US 95 South within Searchlight. MN/dd/kh (For possible action)

41. UC-25-0169-OBJECT DASH, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
42. UC-25-0219-AMIGO REALTY CORP:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing vehicle maintenance and repair facility on 0.96 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jud/cv (For possible action)
43. UC-25-0247-DIAMOND RANCH I, LLC:
USE PERMIT for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action)
44. VS-25-0203-SIENA 74 HOLDING LIMITED PARTNERSHIP & SIENA 75 HOLDING LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Broadalbin Drive and Prince Lane (alignment), and Charleston Boulevard and Colorado Avenue within Sunrise Manor (description on file). TS/hw/cv (For possible action)
45. UC-25-0202-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:
USE PERMIT for a proposed multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce electric vehicle (EV) parking stalls; and 2) reduce throat depth.
DESIGN REVIEW for a proposed horizontal mixed-use development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)
46. TM-25-500047-SIENA 52 HOLDING LIMITED PARTNERSHIP ETAL & SIENA 53 HOLDING LIMITED PARTNERSHIP:
TENTATIVE MAP for a 1 lot commercial and 1 lot residential subdivision for a proposed mixed-used development on 14.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/cv (For possible action)

47. VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action)
48. WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) allow non-standard improvements; and 4) reduce departure distance. DESIGN REVIEW for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)
49. TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)
50. WS-25-0204-DRAGON JJ, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow existing attached sidewalks to remain. DESIGN REVIEW for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action)
51. PA-25-700011-MICHAEL, JOHN T.:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)

PC Action - Adopted

52. ZC-25-0163-MICHAEL, JOHN T.:
ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

PC Action - Approved

53. WS-25-0164-MICHAEL JOHN T.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow existing attached sidewalks; and 2) modified street design standards. DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (Phase 1); and 2) a proposed single-family residential development (Phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

PC Action - Approved

54. TM-25-500039-MICHAEL JOHN T.:
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

PC Action - Approved

55. PA-25-700012-PARAMOUNT INVESTMENTS CO:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

56. ZC-25-0188-PARAMOUNT INVESTMENTS CO:
ZONE CHANGES for the following: 1) reclassify 19.4 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 on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

57. VS-25-0189-PARAMOUNT INVESTMENTS CO:
VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action)

PC Action - Approved

Vacation of right-of-way for Shelbourne Avenue was Withdrawn.

58. WS-25-0191-PARAMOUNT INVESTMENTS CO:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate right-of-way dedication; 2) increase driveway width; and 3) reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

PC Action - Approved

Waivers of Development Standards #1 and #3 were Withdrawn.

59. PUD-25-0190-PARAMOUNT INVESTMENTS CO:
PLANNED UNIT DEVELOPMENT for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)

PC Action - Approved

60. TM-25-500043-PARAMOUNT INVESTMENTS CO:
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

PC Action - Approved

61. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camero Avenue within Enterprise. JJ/rk (For possible action)
- PC Action - Adopted
62. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
ZONE CHANGES for the following: 1) reclassify 2.5 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 on the east side of Hauck Street and the north side of Camero Avenue within Enterprise (description on file). JJ/rk (For possible action)
- PC Action - Approved
63. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)
- PC Action - Approved
64. WS-25-0083-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
- PC Action - Approved
65. TM-25-500019-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
- PC Action - Approved
66. VS-25-0055-305CCD, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

67. UC-25-0053-305CCD LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) transient and non-transient hotel; 2) day and nightclub; and 3) offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length (no longer needed); 2) reduce loading spaces; 3) reduce throat depth; and 4) alternative street designs.
DESIGN REVIEWS for the following: 1) a shopping center; and 2) a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)
68. SDR-25-0054-305CCD, LLC
HOLDOVER SIGN DESIGN REVIEWS for the following: 1) increase directional sign area; 2) increase electronic message unit, video; 3) increase the number of freestanding signs; 4) allow roof signs; and 5) proposed signage in conjunction with a proposed hotel and shopping center on 6.03 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

AGENDA ITEMS

69. AG-25-900254 HOLDOVER: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly. (For possible action)
70. AG-25-900355: Discuss amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

71. ORD-25-900250: Introduce an ordinance to consider adoption of a Development Agreement with Paramount NA LLC for a single-family residential development on 2.67 acres, generally located west of Arville Street and north of Rush Avenue within Enterprise. JJ/dw (For possible action)
72. ORD-25-900266: Introduce an ordinance to consider adoption of a Development Agreement with Selco Land Holdings LLC for a minor training facility with accessory retail uses on 1.8 acres, generally located north of Sunset Road and west of Tenaya Way within Spring Valley. MN/dw (For possible action)
73. ORD-25-900273: Introduce an ordinance to consider adoption of a Development Agreement with Stone Land Holdings, LLC for a single-family residential development on 2.5 acres, generally located north of Pebble Road and west of Redwood Street within Enterprise. JJ/dw (For possible action)
74. ORD-25-900274: Introduce an ordinance to consider adoption of a Development Agreement with Mithrandir LLC for a vehicle maintenance and repair facility on 5.0 acres, generally located south of Maule Avenue and east of Redwood Street within Enterprise. MN/dw (For possible action)
75. ORD-25-900287: Introduce an ordinance to consider adoption of a Development Agreement with Hancock Foundry Vegas LLC for an office/warehouse development on 2.14 acres, generally located west of Pioneer Way and south of Teco Avenue within Spring Valley. MN/dw (For possible action)
76. ORD-25-900288: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings LLC for a single-family residential subdivision on 7.55 acres, generally located west of Valley View Boulevard and north of Richmar Avenue within Enterprise. JJ/dw (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.