



**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, MARCH 19, 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 – 26 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 27 – 68 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 – 26):

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. SDR-25-0098-PRIMM SOUTH REAL ESTATE COMPANY:
SIGN DESIGN REVIEWS for the following: 1) increase the area and number of electronic message units, video; 2) increase the area of an electronic message unit, static; 3) increase monument sign area; 4) increase projecting sign area; 5) increase wall sign area; and 6) a comprehensive sign plan in conjunction with an existing resort hotel (Whiskey Pete's) on 60.80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located on the west side of I-15 and the north and south sides of Primm Boulevard within the South County Planning Area. JJ/rr/kh (For possible action)
5. AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:
USE PERMIT SECOND APPLICATION FOR REVIEW for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai/kh (For possible action)
6. ET-25-400007 (ZC-0947-08)-COYOTE SPRINGS NEVADA, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify a 125.0 acre portion of 989 acres from an R-U (Rural Open Land) Zone and a C-2 (Commercial General) within a P-C (Planned Community) Overlay District to an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District for a resort/hotel casino and related uses.
USE PERMITS for the following: 1) expansion of the Gaming Enterprise District (GED); 2) a resort hotel consisting of 330 rooms; 3) increase the height of the resort hotel and casino; 4) public areas including all casino, retail, restaurant, bar/lounge, live entertainment, indoor and outdoor dining, spa/health club, convention and back-of-house areas, and a parking garage; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards on 40.0 acres in an H-1 (Limited Resort and Apartment) within a P-C (Planned Community) Overlay District.
DEVIATIONS for the following: 1) provide an alternative landscape on parking areas; 2) reduce the number of required loading and unloading spaces; and 3) all other deviations as shown per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) a resort hotel and casino; and 2) all other accessory and incidental buildings and structures on 40.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community) Overlay District in the Coyote Springs Master Planned Community. Generally located on the north side of Twin Eagle Parkway, 1,200 feet east of Coyote Springs Parkway within the Northeast County Planning Area. MK/jm/kh (For possible action)

7. ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action)
8. UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:
USE PERMIT for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action)
9. UC-25-0116-TYEB, LLC:
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)
10. PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action)

PC Action - Adopted
11. ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

PC Action - Approved
12. VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road (alignment) and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/kh (For possible action)

PC Action - Approved

13. WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:
WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.
DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action)

PC Action - Approved

14. PA-25-700001-KRLJ 3, LLC & KRLJ 2, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.21 acres. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

15. ZC-25-0005-KRLJ 3, LLC & KRLJ 2, LLC:
ZONE CHANGE to reclassify 11.21 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

16. VS-25-0006-KRLJ 3, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

17. WS-25-0008-KRLJ 3, LLC:
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.
DESIGN REVIEW for a multi-family residential development on 11.21 acres in RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Decatur Boulevard and Le Baron Avenue within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

18. ZC-25-0040-LONGFELLOW, LLC:
ZONE CHANGE to reclassify 0.2 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)

19. WS-25-0041-LONGFELLOW, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.
DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)
20. ZC-25-0046-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
ZONE CHANGE to reclassify 2.5 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 Serene Avenue and the east side of Grand Canyon Drive within Enterprise (description on file). JJ/mc (For possible action)
21. VS-25-0048-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Cluny Avenue and between Grand Canyon Drive and Newbattle Street within Enterprise (description on file). JJ/hw/kh (For possible action)
22. WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)
23. TM-25-500009-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:
TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)
24. ZC-25-0078-HOUCK, JEREMIAH SETH & SAMANTHA SUZANNE:
ZONE CHANGE to reclassify 2.36 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the west side of Cote Road, 260 feet south of Blue Diamond Road within Red Rock (description on file). JJ/rk (For possible action)
25. ORD-24-900796: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Tenaya Lofts, LLC & The Joel A. Laub and Kimberly L. Laub Family Trust for an office/warehouse complex with live-work dwelling units on 5.60 acres, generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/dw (For possible action)
26. ORD-24-900888: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Shoshana Capital LLC for a commercial complex on 3.90 acres, generally located east of Rainbow Boulevard and north of Wigwam Avenue within Enterprise. JJ/dw (For possible action)

NON-ROUTINE ACTION ITEMS (27 – 68):

These items will be considered separately.

27. ET-25-400011 (NZC-19-0903)-LMG LAS VEGAS, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.56 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)
28. AR-25-400012 (WS-21-0525)-LMG LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.54 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/tpd/kh (For possible action)
29. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)
30. UC-24-0716-REV RENEWABLES DEVELOPMENT HOLDINGS, LLC:
HOLDOVER USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; 3) reduce security fence height; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for public utility structures and associated structures and equipment on 8.91 acres in an IP (Industrial Park) Zone. Generally located on the south side of Spring Canyon Road, 825 feet west of the US 95 right-of-way within South County. JG/hw/kh (For possible action)
31. UC-25-0033-TOMPKINS PLAZA, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

32. UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:
USE PERMIT to allow contract construction services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) allow alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh (For possible action)
33. UC-25-0075-NEVADA ROYAL HOLDING, LLC:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) allow attached sidewalk; and 3) reduce throat depth.
DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone. Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action)
34. VS-25-0062-KGS INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/kh (For possible action)
35. WS-25-0061-KGS INVESTMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential development on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)
36. TM-25-500014-KGS INVESTMENTS, LLC:
TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)
37. VS-25-0064-KGS INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action)
38. WS-25-0063-KGS INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce street landscaping; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 2.48 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/tpd/kh (For possible action)
39. VS-25-0094-CHURCH FULL GOSPEL LV KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rg/kh (For possible action)

40. DR-25-0093-CHURCH FULL GOSPEL LV KOREAN:
DESIGN REVIEWS for the following: 1) place of worship; and 2) school on a portion of 20.00 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/rg/kh (For possible action)
41. WS-24-0526-GHANOLI HOLDINGS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)
42. WS-25-0024-UNIVERSAL CONCRETE, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.
DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)
43. WS-25-0091-HASHIMI, SHUJAUDIN SAID & ANSARY ANITA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) reduce parking lot landscaping; 3) allow a non-decorative fence; 4) reduce driveway width; 5) eliminate throat depth; and 6) reduce driveway radii.
DESIGN REVIEW for a vehicle maintenance and repair facility in conjunction with an existing vehicle sales facility on 1.45 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Fremont Street and Oakey Boulevard within the Sunrise Manor Planning Area. TS/jud/kh (For possible action)
44. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

45. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:
HOLDOVER ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)

PC Action - Approved

46. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action)

PC Action - Approved

47. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics. DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

PC Action - Approved

48. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :
HOLDOVER TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

PC Action - Approved

49. PA-24-700042-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.01 acres. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/gc (For possible action)

PC Action - Adopted

50. ZC-24-0765-ABC HAVEN WEST, INC. & ABC HAVEN EAST, INC.:
ZONE CHANGE to reclassify 10.16 acres: 1) from an RS20 (Residential Single-Family 20) Zone and CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise (description on file). MN/gc (For possible action)

PC Action - Approved

51. VS-24-0766-ABC HAVEN WEST INC:
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Rancho Destino Road, and between Mesa Verde Lane and Windmill Lane; a portion of right-of-way being Santoli Avenue located between Haven Street and Giles Street; and a portion of right-of-way being Haven Street located between Mesa Verde Lane and Windmill Lane within Enterprise (description on file). MN/rg/kh (For possible action)

PC Action - Approved

52. WS-24-0767-ABC HAVEN WEST INC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) reduce street landscaping; 3) increase wall height; and 4) modify residential adjacency standards.
DESIGN REVIEW for a single-family detached residential development on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)
- PC Action - Approved
53. TM-24-500166-ABC HAVEN WEST INC:
TENTATIVE MAP consisting of 63 single-family residential lots and common lots on 10.16 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west and east sides of Haven Street, 280 feet north of Windmill Lane within Enterprise. MN/rg/kh (For possible action)
- PC Action - Approved
54. ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:
ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)
55. VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:
VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/rg/kh (For possible action)
56. WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) eliminate parking lot landscaping; 4) eliminate landscape buffer; 5) reduce approach distance; and 6) reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)
57. TM-25-500022-HANCOCK FOUNDRY VEGAS, LLC:
TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)
58. ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
ZONE CHANGE to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)
59. VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
VACATE AND ABANDON a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh (For possible action)

60. WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential development in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)
61. TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:
TENTATIVE MAP consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)
62. ZC-25-0113-CITY LIGHT CHURCH, INC.:
ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action)
63. VS-25-0114-CITY LIGHT CHURCH INC:
VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action)
64. UC-25-0115-CITY LIGHT CHURCH, INC.:
USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; 3) eliminate electric vehicle charging spaces; 4) waive street dedication; and 5) allow a dead-end street to not have a turnaround area.
DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action)
65. SDR-25-0054-305CCD, LLC
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)
66. VS-25-0055-305CCD, LLC:
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:
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)

ORDINANCE – INTRODUCTION

68. ORD-25-900055: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family residential development on 1.25 acres, generally located south of Richmar Avenue and west of Valley View Boulevard 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.