



**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, SEPTEMBER 6, 2023**

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 – 47 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 48 – 66 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](mailto: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 – 47):**

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-23-0379-WEIST, ANDREW J.:  
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jensen Street and the north side of Verde Way within Lone Mountain. RM/jgh/syp (For possible action)
5. DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:  
DESIGN REVIEWS for the following: 1) expansion to an existing hotel; and 2) finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action)
6. AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:  
HOLDOVER USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a residential local street; and 2) modified street standards.  
DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action)
7. AR-23-400102 (UC-22-0190)-CIRCUS CIRCUS LV LLC:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).  
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/dd/syp (For possible action)

8. AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:  
USE PERMIT SECOND APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).  
DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/mh/syp (For possible action)
9. ET-23-400112 (ZC-20-0311)-BULL RUSH, LLC:  
USE PERMIT SECOND EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow second story clear windows.  
DESIGN REVIEWS for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)
10. UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:  
USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)
11. UC-23-0376-4380 BOULDER, LLC:  
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a non-restricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/rr/syp (For possible action)
12. UC-23-0401-USA:  
USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) allow public utility structures with all accessory/ancillary structures; 5) eliminate landscaping and screening requirements; 6) eliminate trash enclosure; 7) increase the height of utility structures; 8) noise limits; and 9) allow signage.  
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) public utility structures with all accessory/ancillary structures; 5) maintenance building and all ancillary structures and facilities; and 6) finished grade in conjunction with a proposed electric generation station, substation, and intertie transmission line on 2,400 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of SR 160 and south of Trout Canyon Road within the Northwest County Planning Area. JJ/jor/syp (For possible action)

13. UC-23-0424-USA:  
USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electric substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; 8) waive noise standards; and 9) allow signage in conjunction with the electric generating station and electrical substation.  
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and paving).  
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) final grading for a hillside development (slopes greater than 12%); and 7) finished grade on a 4,457 acre portion of a 9,487.7 acre site in an R-U (Rural Open Land) Zone. Generally located 2,800 feet southwest of SR 160 and the north side of Tecopa Springs Road (alignment) within the Northwest County Planning Area. JJ/md/syp (For possible action)
14. VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue (alignment), and between Hualapai Way (alignment) and Eula Street within Lone Mountain (description on file). RM/hw/syp (For possible action)
15. WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) access gates; 3) off-sites; 4) driveway geometrics (sidewalks and streetlights); and 5) street geometrics. DESIGN REVIEWS for the following: 1) finished grade; and 2) a single family detached residential subdivision on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
16. TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC:  
HOLDOVER TENTATIVE MAP consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
17. VS-23-0355-BROWN, PONGSRI & BUSADEE, HATAIRAT:  
VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Grand Teton Drive, and between Buena Vida Street and Reymore Street (alignment) within Lower Kyle Canyon (description on file). RM/jgh/ja (For possible action)
18. WS-23-0356-BROWN, PONGSRI & BUSADEE, HATAIRAT:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) right-of-way dedication; and 2) access to an arterial street.  
DESIGN REVIEW for finished grade for a proposed single family residential development on 5.1 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Kyle Canyon Road, 330 feet west of Buena Vida Street within Lower Kyle Canyon. RM/jgh/ja (For possible action)
19. VS-23-0381-ARJUN HUALAPAI, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

20. UC-23-0380-ARJUN HUALAPAI, LLC:  
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.  
DESIGN REVIEWS for the following: 1) mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; 2) modifications to a previously approved commercial center; and 3) finished grade on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)
21. TM-23-500082-ARJUN HUALAPAI, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)
22. VS-23-0387-WH PROPERTIES, LLC:  
VACATE AND ABANDON a portion of right-of-way being Rosanna Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action)
23. UC-23-0386-WH PROPERTIES, LLC:  
USE PERMIT to allow kitchens within hotel guestrooms.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) roof style; and 3) local street access.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) finished grade; 3) signage; and 4) a hotel in conjunction with an existing office/retail complex on a portion of 8.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, 215 feet south of Oquendo Road within Spring Valley. MN/hw/syp (For possible action)
24. WC-23-400108 (WS-21-0013)-3950, LLC:  
WAIVER OF CONDITIONS of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)
25. WC-23-400109 (UC-21-0011)-3950, LLC:  
WAIVER OF CONDITIONS of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)
26. WC-23-400110 (UC-21-0012)-3950, LLC:  
WAIVER OF CONDITIONS of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)
27. WS-23-0394-BARTSAS MARY 8, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway throat depth.  
DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 245 feet west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

28. WS-23-0396-MACKOVSKI, ALEXANDER:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements in conjunction with a previously approved hotel and retail development on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/hw/syp (For possible action)
29. WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:  
AMENDED WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping (previously notified as eliminating street landscaping).  
DESIGN REVIEWS for the following: 1) restaurant; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action)
30. PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:  
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

PC Action - Adopted

31. ZC-23-0309-WINTERWOOD LAND DEVELOPMENT, CORP:  
ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
USE PERMIT for supportive housing.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow a modified driveway design.  
DESIGN REVIEWS for the following: 1) supportive housing development; and 2) allow alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)

PC Action - Approved

32. ZC-23-0378-VLV1, LLC ETAL & VLV2, LLC:  
ZONE CHANGE to reclassify 40.1 acres from an R-T (Manufactured Home Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.  
USE PERMITS for the following: 1) High Impact Project; 2) multiple family development; and 3) allow all commercial uses listed on file.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) parking; 3) setbacks; 4) building separation; 5) street landscaping; 6) landscaping adjacent to a less intensive use; 7) allow modified driveway design standards; and 8) allow non-standard improvements within the right-of-way.  
DESIGN REVIEWS for the following: 1) multiple family development (apartments); 2) commercial uses and services; and 3) alternative parking lot landscaping on 48.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Richmar Avenue within Enterprise (description on file). MN/rk/syp (For possible action)

PC Action - Approved

33. ZC-23-0389-SORIANO, IGNACIO ALMANZA:  
ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development. Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action)
34. ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:  
ZONE CHANGE to reclassify 4.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) driveway departure distance; and 3) driveway throat depth.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a shopping center. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)
35. VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:  
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Rainbow Boulevard and Montessori Street and a portion of a right-of-way being Rainbow Boulevard located between Shelbourne Avenue and Camero Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)
36. ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action)
37. VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Camero Avenue, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/syp (For possible action)
38. TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:  
TENTATIVE MAP consisting of 36 residential lots and 4 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise. JJ/rr/syp (For possible action)
39. ZC-23-0435-IHC HEALTH SERVICES, INC.:  
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow zero percent of the total property frontage be occupied by buildings; and 3) reduce driveway throat depth.  
DESIGN REVIEW for an office building in the CMA Design Overlay District. Generally located on the northeast corner of Badura Avenue and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)



40. VS-23-0436-IHC HEALTH SERVICES, INC.:  
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Agilysys Way and Gagnier Boulevard; a portion of right-of-way being Gagnier Boulevard located between Maule Avenue and Badura Avenue; and a portion of right-of-way being Badura Avenue located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)
41. ORD-23-900319: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust Et Al, Roohani Khusrow TRS, and Mak Zak, LLC for a single family residential development on 5.0 acres, generally located north of Frias Avenue and west of Cameron Street within Enterprise. JJ/jm (For possible action)
42. ORD-23-900329: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with South Paw Resort Center, LLC for a kennel with retail on 0.9 acres, generally located north of Pyle Avenue and east of Ullom Drive within Enterprise. JJ/jm (For possible action)
43. ORD-23-900338: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with NV LAS DEC, LLC for a data center with electric substation on 30.0 acres, generally located north of Maule Avenue and west of Jones Boulevard within Enterprise. MN/dd (For possible action)
44. ORD-23-900340: 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 development on 15.3 acres, generally located north of Martin Avenue and east of Quarterhorse Lane within Spring Valley. JJ/dd (For possible action)
45. ORD-23-900352: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with NV LAS NAP 14-16 LLC and NV LAS DEC, LLC for a data center complex on 51.5 acres, generally located north of Badura Avenue and east of Jones Boulevard within Enterprise. MN/jm (For possible action)
46. ORD-23-900358: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Tee Pee Road One LLC for a single family residential development on 2.5 acres, generally located north of Meranto Avenue and east of Newbattle Street within Enterprise. JJ/jm (For possible action)
47. ORD-23-900365: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV15 Development LLC for a single family residential development on 1.9 acres, generally located north of Chartan Avenue and east of Buffalo Drive within Enterprise. JJ/jm (For possible action)

**NON-ROUTINE ACTION ITEMS (48 – 66):**

These items will be considered separately.

48. VS-23-0359-RODRIGUEZ, MANUEL & ELVA:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road (alignment), and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/al/syp (For possible action)

49. WS-23-0358-RODRIGUEZ, MANUEL & ELVA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) wall height; 3) street intersection off-set; 4) street width; and 5) off-site improvements.  
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 northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)
50. TM-23-500079-RODRIGUEZ, MANUEL & ELVA:  
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)
51. WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:  
WAIVER OF CONDITIONS of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)
52. WS-23-0390-FEDEX FREIGHT, INC.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) driveway geometrics.  
DESIGN REVIEWS for the following: 1) finished grade; and 2) a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)
53. WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)
54. WS-23-0426-MAKUTA, MARZENA & BOWN, KEN:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action)
55. WS-23-0439-PREMIER PROPERTY PRESERVATION, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to eliminate sidewalk and street landscaping.  
DESIGN REVIEW to increase finished grade in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Ponderosa Way and Duneville Street within Spring Valley. MN/jud/syp (For possible action)

56. ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to allow alternative landscaping and attached sidewalk; and 2) reduce setbacks (previously not notified).  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file).  
JJ/rk/syp (For possible action)
57. TM-23-500061-EHRLICH INVESTMENT TRUST 1979:  
HOLDOVER TENTATIVE MAP consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action)
58. ZC-23-0409-PSI OQUENDO, LLC:  
ZONE CHANGE to reclassify 4.2 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce driveway throat depth for a call box; and 3) reduce driveway distance from an intersection.  
DESIGN REVIEWS for the following: 1) for a multiple family residential development; and 2) finished grade. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rk/syp (For possible action)
59. VS-23-0410-PSI OQUENDO, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Farmland Street, and between Oquendo Road and Russell Road and portion of a right-of-way being Fort Apache Road located between Oquendo Road and Russell Road; and portion of a right-of-way being Oquendo Road located between Fort Apache Road and Farmland Street within Spring Valley (description on file). JJ/rk/syp (For possible action)
60. ZC-23-0431-SDMI RAINBOW, LLC:  
ZONE CHANGE to reclassify 2.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.  
USE PERMITS for the following: 1) retail as primary use; and 2) restaurant as primary use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access to a local street (Palmyra Avenue); 2) landscaping; 3) modified driveway design standards; and 4) increase wall height.  
DESIGN REVIEW for a commercial center. Generally located on the northwest corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)
61. VS-23-0432-SDMI RAINBOW, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)
62. TM-23-500090-SDMI RAINBOW, LLC:  
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.8 acres in a C-P (Office and Professional) Zone. Generally located on the northwest side of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/bb/syp (For possible action)

## APPEALS

63. AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:  
HOLDOVER APPEAL USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure. DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)

PC Action - Approved

64. UC-23-0316-SMITH, KIMBERLY:  
APPEAL USE PERMITS for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 460 feet south of Farm Road, 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action)

PC Action - Approved

## AGENDA ITEMS

65. AG-23-900404: Discuss the new naming conventions for zoning districts resulting from the adoption of the rewrite of Title 30 on August 2, 2023, and direct staff accordingly. (For possible action)
66. AG-23-900405: Discuss the Tree Fund Policy resulting from the adoption of the rewrite of Title 30 on August 2, 2023, and direct staff accordingly. (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.