



**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 20, 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 – 30 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 31 – 63 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 – 30):

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-23-0442-ACE A PROPCO:
DESIGN REVIEWS for the following: 1) modifications to a comprehensive sign plan; 2) increase aminated sign area; 3) increase the number of animated signs; 4) increase projecting sign area; 5) increase the number of projecting signs; 6) increase wall sign area; and 7) increase the number of hanging signs in conjunction with a resort hotel (CityCenter) on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Harmon Avenue and the west side of Las Vegas Boulevard South within Paradise. JG/al/syp (For possible action)
5. DR-23-0507-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:
DESIGN REVIEW for a lighting plan in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action)
6. UC-23-0401-USA:
HOLDOVER 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)

7. UC-23-0424-USA:
HOLDOVER 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)
8. UC-23-0438-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS:
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing cannabis establishment within an existing office/warehouse complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a non-restricted gaming property; and 2) reduce parking on 14.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/rr/syp (For possible action)
9. UC-23-0468-DURANGO 215 RESIDENTIAL, LLC:
USE PERMIT to allow a multiple family development.
VARIANCE for increase in wall height.
WAIVER to allow modified driveway design standards.
DESIGN REVIEW for a multiple family development on 13.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the south side of Roy Horn Way, 1,500 feet west of Durango Drive within Spring Valley. JJ/rk/ja (For possible action)
10. UC-23-0487-2975 SAMMY DAVIS JR. DRIVE, LLC:
USE PERMIT for a cannabis establishment (consumption lounge).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a non-restricted gaming property; and 2) driveway geometrics.
DESIGN REVIEW for a proposed cannabis establishment (consumption lounge) in conjunction with an existing retail cannabis store on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 130 feet south of Resorts World Drive within Winchester.
TS/jor/ja (For possible action)
11. 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)

12. 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)
13. 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)
14. VS-23-0448-RODRIGUEZ, MANUEL & ELVA:
VACATE AND ABANDON easements of interest to Clark County located between Al Carrison Street and Tomsik Street, and between Helena Avenue and Craig Road within Lone Mountain (description on file). RM/al/syp (For possible action)
15. WS-23-0447-RODRIGUEZ, MANUEL & ELVA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative landscaping; and 2) street width. DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)
16. TM-23-500093-RODRIGUEZ, MANUEL & ELVA:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Helena Avenue and Al Carrison Steet within Lone Mountain. RM/al/syp (For possible action)
17. VS-23-0453-USA:
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Jones Boulevard and between Le Baron Avenue and Jo Rae Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)
18. VS-23-0460-LV DIAMOND PROPERTY I, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Koval Lane and Paradise Road, and between Flamingo Road and Harmon Avenue; a portion of right-of-way being Koval Lane located between Rochelle Avenue and Harmon Avenue; portions of right-of-way being Rochelle Avenue located between Koval Lane and Paradise Road; and a portion of right-of-way being Harmon Avenue located between Koval Lane and Paradise Road within Paradise (description on file). JG/jgh/syp (For possible action)
19. WS-23-0484-LV DIAMOND PROPERTY I, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs. DESIGN REVIEWS for the following: 1) amend a previously approved comprehensive sign package; and 2) increase building height in conjunction with a previously approved racetrack, recreational facility, and fairground with accessory uses on 37.6 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/syp (For possible action)

20. VS-23-0493-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Roy Horn Way and Badura Avenue, a portion of right-of-way being Roy Horn Way located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Badura Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Roy Horn Way and Badura Avenue, and a portion of an un-named right-of-way (south of Roy Horn Way) located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/jor/syp (For possible action)
21. UC-23-0492-COUNTY OF CLARK (AVIATION):
USE PERMITS for the following: 1) High Impact Project; and 2) tire sales and installation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) light fixture height; and 2) driveway throat depth.
DESIGN REVIEWS for the following: 1) retail building with a gasoline station; 2) signage; 3) lighting; and 4) finished grade on a 23.0 acre portion of 60.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Buffalo Drive and Badura Avenue within Spring Valley. MN/jor/syp (For possible action)
22. WC-23-400113 (ZC-1946-98)-CORNERSTONE LAND, LLC:
WAIVER OF CONDITIONS for a zone change for a warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line in conjunction with a warehouse on 4.7 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor. TS/jud/ja (For possible action)
23. WS-23-0464-CORNERSTONE LAND, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor. TS/jud/ja (For possible action)
24. WS-23-0443-DEAN MARTIN DR, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow ground mounted up-lighting.
DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a previously approved office/warehouse center on 15.8 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise. MN/lm/syp (For possible action)
25. WS-23-0470-BBP PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) loading area with roll-up doors not adequately screened from view.
DESIGN REVIEWS for the following: 1) warehouse; and 2) finished grade in conjunction with a warehouse building on 2.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue (alignment), 885 feet east of Jones Boulevard within Enterprise. MN/bb/ja (For possible action)

26. WS-23-0475-IMI MIRACLE MALL, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce height setback.
DESIGN REVIEWS for the following: 1) modifications to a restaurant with outside dining and drinking; 2) update the exterior façade; and 3) modifications to an approved comprehensive sign plan in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/lm/syp (For possible action)

27. PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. MK/gc (For possible action)

PC Action - Adopted

28. ZC-23-0357-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:
ZONE CHANGE to reclassify 9.0 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMIT for accessory commercial uses (retail merchandise) in conjunction with a recreational vehicle park.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) lighting; 2) signage; and 3) a recreational vehicle park in the Moapa Valley Overlay District. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley (description on file). MK/md/syp (For possible action)

PC Action - Approved

29. ZC-23-0478-S4A003, LLC:
ZONE CHANGE to reclassify 1.4 acres from an M-1 (Light Manufacturing) Zone to a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 750 feet south of Circus Circus Drive within Winchester (description on file). TS/sd/syp (For possible action)

30. CP-23-900364: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

NON-ROUTINE ACTION ITEMS (31 – 63):

These items will be considered separately.

31. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)
32. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)
33. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)
34. UC-23-0313-PEPPER LANE HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action)

35. UC-23-0446-PHTB SUMMERLIN, LLC:
USE PERMIT to modify the previously approved development plan for Summerlin South Village 17A in conjunction with an approved single family residential development on 216.4 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Summerlin Master Planned Community. Generally located on the west side of Town Center Drive and the north side of Rolling Foothills Drive within Summerlin South. JJ/nai/ja (For possible action)
36. UC-23-0467-NP DURANGO, LLC:
USE PERMIT to allow a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) allow alternative landscaping and attached sidewalk; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 8.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Maule Avenue, 1,525 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)
37. VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file).
TS/gc/syp (For possible action)
38. UC-23-0191-LV-PCPS, LLC & LV-AM, LLC:
HOLDOVER USE PERMIT for deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative street landscaping; 2) increase wall height; 3) reduce gate setback; and 4) all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback from a street; and 2) allow alternative driveway geometrics.
DESIGN REVIEW for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Sahara Avenue and Paradise Road within Winchester. TS/gc/syp (For possible action)
39. WC-23-400092 (ZC-18-0621)-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring to relocate the convenience store so it is a minimum of 100 feet from the existing residential development in conjunction with a retail center on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)
40. VS-23-0324-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and between Blue Diamond Road and Serene Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)
41. UC-23-0323-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:
HOLDOVER USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce separation from a convenience store to a residential use; and 4) reduce separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative driveway geometrics; and 3) reduce driveway approach distance from the intersection.
DESIGN REVIEWS for the following: 1) retail center; and 2) finished grade on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

42. WS-23-0439-PREMIER PROPERTY PRESERVATION, LLC:
HOLDOVER 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)

43. PA-23-700018-DR HORTON, INC.:
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.2 acres. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

44. ZC-23-0326-DR HORTON INC:
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone and an R-3 (Multiple Family Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation to a residential use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) alternative parking lot landscaping. Generally located on the east side of Decatur Boulevard, 330 feet north of Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action)

PC Action - Approved

45. VS-23-0327-DR HORTON, INC:
VACATE AND ABANDON a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Frias Avenue within Enterprise (description on file). JJ/lm/syp (For possible action)

PC Action - Approved

46. PA-23-700020-RRP, LLC; ET AL:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 7.2 acres. Generally located on the southwest corner of Edna Avenue and Red Rock Street within Spring Valley. JJ/gc (For possible action)

PC Action - Denied

47. ZC-23-0397-RRP, LLC:
ZONE CHANGE to reclassify 7.3 acres from a CRT (Commercial Residential Transition) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall and fence height; 2) reduce the height/setback ratio requirement adjacent to a single family residential use; 3) alternative landscaping adjacent to a residential use; 4) alternative street landscaping; 5) allow access to a local street; and 6) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) senior housing (multiple family development); and 3) finished grade. Generally located on the south side of Edna Avenue and the west side of Red Rock Street within Spring Valley (description on file). JJ/md/syp (For possible action)

PC Action - No Action

48. VS-23-0398-RRP, LLC:
VACATE AND ABANDON a portion of a right-of-way being Red Rock Street located between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/md/syp (For possible action)

PC Action - Approved

49. ZC-23-0334-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:
HOLDOVER ZONE CHANGE to reclassify 4.6 acres in an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase screen wall height; 2) off-site improvements; and 3) street configuration.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)
50. VS-23-0335-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue, and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)
51. TM-23-500074-FRIAS, PHYLLIS M. CHARITABLE TRUST ETAL & MOWBRAY, JOHN H. TRS:
HOLDOVER TENTATIVE MAP consisting of 21 residential lots and 2 common lots on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Polaris Avenue and the north side of Frias Avenue within Enterprise. JJ/rr/syp (For possible action)
52. ZC-23-0409-PSI OQUENDO, LLC:
HOLDOVER 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)
53. VS-23-0410-PSI OQUENDO, LLC:
HOLDOVER 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)
54. ZC-23-0429-CIMARRON SPRING DEUX, LLC:
ZONE CHANGE to reclassify 1.3 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) establish alternative yards for a residential lot; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located 995 feet east of Arville Street and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

55. VS-23-0430-CIMARRON SPRING DEUX, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/syp (For possible action)
56. TM-23-500089-CIMARRON SPRING DEUX, LLC:
TENTATIVE MAP consisting of 9 residential lots and common lots on 1.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on 995 feet east of Arville Street and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action)
57. ZC-23-0489-BELTWAY BUSINESS PARK, LLC:
ZONE CHANGE to reclassify 6.2 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modifications to CMA Design Overlay District standards; 2) allow modified driveway design standards; and 3) allow reduced street landscaping and attached sidewalks.
DESIGN REVIEWS for the following: 1) industrial center; and 2) finished grade on 6.7 acres in the CMA Design Overlay District. Generally located on the east side of Edmond Street and the south side of Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action)
58. VS-23-0490-BELTWAY BUSINESS PARK, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Warm Springs Road and Capovilla Avenue and a portion of right-of-way being Hauck Street located between Warm Springs Road and Capovilla Avenue within Enterprise (description on file). MN/rr/ja (For possible action)

APPEALS

59. VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:
APPEAL VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action)

PC Action - Approved

60. WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:
APPEAL WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.
DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

61. ORD-23-900339: Introduce an ordinance to consider adoption of a Development Agreement with Mak Zak LLC (a Nevada Limited Liability Company), Khusrow Roohani Family Trust, Jones Ford Lindell LLC (a Nevada Limited Liability Company), and ZSKSMAZ Township Family Trust for a single family residential development on 16.9 acres, generally located north of Silverado Ranch Boulevard and east of Arville Street within Enterprise. JJ/jm (For possible action)

62. ORD-23-900409: Introduce an ordinance to consider adoption of a Development Agreement with Cactus Commons LLC for a commercial development on 0.6 acres, generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jm (For possible action)
63. ORD-23-900424: Introduce an ordinance to consider adoption of a Development Agreement with Ft. Apache Dev LLC for a commercial center on 1.0 acre, generally located north of Huntington Cove Parkway and west of Fort Apache Road 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.