



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, MAY 22, 2024**

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found 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 – 18 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 19 – 60 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 – 18):

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. AR-24-400042 (UC-21-0439)-RAMM CORP:
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)
5. ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) allow modified driveway geometrics; and 6) waive full off-site improvements.
DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action)
6. ET-24-400038 (NZN-20-0065)-ASI VEGAS VALLEY LP:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.
DESIGN REVIEW for a senior housing complex. Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action)

7. UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:
USE PERMITS for the following: 1) major training facility (outdoor shooting range); and 2) private recreational facility (outdoor shooting range).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping and screening requirements; and 2) reduce parking.
DESIGN REVIEWS for the following: 1) minor training facility with accessory structures; and 2) final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)
8. WS-24-0053-L G I HOMES-NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/ng (For possible action)
9. WS-24-0094-AVILA, JOSE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; and 2) driveway geometrics.
DESIGN REVIEW for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of Mcleod Drive within Paradise. JG/jud/ng (For possible action)
10. ZC-23-0915-ROOHANI RAMAK:
HOLDOVER ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)
11. ORD-24-900058: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamante Canyon LLC for a Commercial Development on 2.6 acres, generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)
12. ORD-24-900081: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC & Cankids Investments 2012, LLC for a single family residential development on 22.5 acres, generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/lg (For possible action)
13. ORD-24-900097: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV WS Cimarron, LLC for a multiple family residential development on 13.7 acres, generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/lg (For possible action)
14. ORD-24-900117: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single family residential development on 4.4 acres, generally located east of Haven Street and north of Frias Avenue within Enterprise. MN/lg (For possible action)
15. ORD-24-900141: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single family residential development on 5.0 acres, generally located south of Windmill Lane and east of Cimarron Road within Enterprise. JJ/lg (For possible action)

16. ORD-24-900159: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 2.4 acres, generally located north of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)
17. ORD-24-900160: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 6.3 acres, generally located north of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)
18. ORD-24-900185: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 7, 2024, February 21, 2024, and March 6, 2024. (For possible action)

NON-ROUTINE ACTION ITEMS (19 – 60):

These items will be considered separately.

19. 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) reduce 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)
20. 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)

21. ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)
22. VS-24-0079-STRAIGHT-LINE LEASING, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Gilesie Street and Placid Street within Enterprise (description on file). MN/nai/ng (For possible action)
23. WS-24-0080-STRAIGHT-LINE LEASING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) off-site improvements on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane, 145 feet east of Gilesie Street within Enterprise. MN/nai/ng (For possible action)
24. VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action)
25. WS-24-0115-COUGAR-JONES INVESTMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.
DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the south side of Cougar Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/sd/ng (For possible action)
26. WC-24-400043 (ZC-1122-07)-PARACHUTE A B C T, LLC SERIES V, ET AL:
WAIVERS OF CONDITIONS of a zone change for the following: 1) prior to construction, applicant to build an 8 foot block wall along the east property line to buffer the residents during and after construction; 2) the building will be placed on the west facing property line inward to the parking lot; 3) all lighting shall be below 8 feet in height to prevent any spillover on to the adjacent property; and 4) landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed in conjunction with a proposed tavern on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)
27. VS-24-0132-PARACHUTE ABCT, LLC SERIES V, ET AL:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Durango Drive and Lisa Lane, and a portion of right-of-way being Durango Drive located between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/jor/ng (For possible action)

28. WS-24-0131-PARACHUTE ABCT, LLC SERIES V, ET AL
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce setback; 3) reduce the number of landscape finger islands; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) a proposed restaurant and related services building; and 2) lighting on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)
29. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)
30. WS-24-0118-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements; and 2) reduce driveway throat depth.
DESIGN REVIEW for a school on 37.2 acres in a PF (Public Facility) Zone. Generally located on the northwest corner of Sky Road and Boulder Lane within Indian Springs. RM/jud/ng (For possible action)
31. WS-24-0133-4710 CARTIER PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) non-decorative fence; 3) back-of-curb radius; and 4) driveway geometrics.
DESIGN REVIEW for an outdoor storage yard on 6.1 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, and APZ-2) Overlay. Generally located on the north side of Cartier Avenue and the east side of Marion Drive within Sunrise Manor. MK/rr/ng (For possible action)
32. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)
33. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)
34. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gillespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

35. ZC-24-0104-SUNSET & SPENCER, LLC:
ZONE CHANGE to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action)
36. WS-24-0105-SUNSET & SPENCER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for retaining wall height.
DESIGN REVIEW for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/rr/ng (For possible action)
37. ZC-24-0112-SHANGOOLY, LLC:
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 Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)
38. VS-24-0114-SHANGOOLY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)
39. WS-24-0113-SHANGOOLY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height in conjunction with a single family development; 2) increase fill heights; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)
40. TM-24-500029-SHANGOOLY, LLC:
TENTATIVE MAP consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)
41. PA-23-700055-GTL PROPERTIES, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

42. ZC-23-0931-GTL PROPERTIES LLC:
HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

PC Action - Approved
Design Review #3 was Denied

43. PA-24-700002-FORT APACHE LTD:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

44. ZC-24-0058-FORT APACHE, LTD:
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)

PC Action - Approved

45. VS-24-0061-FORT APACHE, LTD:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

PC Action - Approved

46. WS-24-0059-FORT APACHE, LTD:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.
DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

PC Action - Approved

Waiver of Development Standards #4 was Withdrawn without prejudice

47. SDR-24-0060-FORT APACHE, LTD
SIGN DESIGN REVIEWS for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

PC Action - Approved

48. ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:
ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

49. VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action)

50. UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:
 USE PERMITS for the following: 1) vehicle wash; and 2) gas station.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.
 DESIGN REVIEWS for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)
51. TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:
 TENTATIVE MAP for a 1 lot commercial subdivision on 5.5 acres in a CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)
52. ZC-24-0128-SOUTH DECATUR HOLDING CO, LLC:
 ZONE CHANGE to reclassify 2.6 acres from an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise (description on file). MN/hw/ng (For possible action)
53. VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:
 VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (For possible action)
54. UC-24-0129-SOUTH DECATUR HOLDING CO, LLC:
 AMENDED USE PERMIT to allow a mini-warehouse facility.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping (no longer needed); 2) buffering and screening standards; 3) wall height; and 4) residential adjacency standards.
 DESIGN REVIEW for a proposed RV storage & mini-warehouse facility on 2.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise. MN/hw/ng (For possible action)

RECONSIDERATION

55. ET-24-400012 (NZN-21-0128)-PICERNE BERMUDA, LLC:
 RECONSIDERATION OF A ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.
 DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/my/ng (For possible action)

BCC Action - Approved

AGENDA ITEM

56. AG-24-900305: Discuss potential modifications to Title 30, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

57. ORD-24-900095: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single family residential development on 9.8 acres, generally located north and south of Oleta Avenue and west of Mohawk Street within Enterprise. JJ/lg (For possible action)
58. ORD-24-900118: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 2.5 acres, generally located north of Gomer Road and west of Conquistador Street within Enterprise. JJ/lg (For possible action)
59. ORD-24-900131: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a multiple family residential development on 8.1 acres, generally located north of Maule Avenue and west of Durango Drive within Spring Valley. JJ/lg (For possible action)
60. ORD-24-900132: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a senior housing project on 5.0 acres, generally located north of Arby Avenue and west of Torrey Pines Drive within Enterprise. MN/lg (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.