



**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, JUNE 5, 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 – 13 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 14 – 39 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 – 13):**

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-24-0147-LOFTS PHASES 2 & 3 LLC:  
DESIGN REVIEW to eliminate the trash area and enclosures where required in conjunction with a previously approved multi-family (condominium) development on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action)
5. TM-24-500037-LOFTS PHASES 2 & 3 LLC:  
TENTATIVE MAP consisting of 15 condominium units and common lots on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action)
6. ET-24-400044 (NZN-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action)
7. ET-24-400045 (NZN-21-0325)-JONES-TROPICANA, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.9 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.  
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located 190 feet north of Tropicana Avenue and 270 feet east of Jones Boulevard within Spring Valley. MN/my/ng (For possible action)
8. WS-24-0127-JOHNSON 2013 TRUST & JOHNSON JASON CHARLES & LAUREN BETH TRS  
WAIVER OF DEVELOPMENT STANDARDS to reduce access gate geometrics in conjunction with a single family residential subdivision on 2.14 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Azure Drive and the east side of Michelli Crest Way within Lone Mountain. RM/nai/ng (For possible action)

9. WS-24-0149-PRIME BUILDING & DEVELOPMENT, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics in conjunction with an existing single family residential subdivision on 1.91 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) and Neighborhood Protection (RNP) Overlays. Generally located on the south side of Post Road and the west side of Duneville Street within Spring Valley. MN/tpd/ng (For possible action)
10. ORD-24-900095: Conduct a public hearing on 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)
11. ORD-24-900118: 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 2.5 acres, generally located north of Gomer Road and west of Conquistador Street within Enterprise. JJ/lg (For possible action)
12. ORD-24-900131: Conduct a public hearing on 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)
13. ORD-24-900132: Conduct a public hearing on 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)

**NON-ROUTINE ACTION ITEMS (14 – 39):**

These items will be considered separately.

14. ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:  
HOLDOVER 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)

15. UC-23-0801-RK VEGAS CIRCLE, LLC:  
HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking; 3) allow outside dining and drinking in conjunction with a tavern; 4) alcohol sales (beer and wine - packaged only); 5) alcohol sales (liquor - packaged only); 6) restaurants with outside dining and drinking; 7) day spa; 8) banquet facility with outside uses; 9) retail sales and service; and 10) convention facilities/exposition halls.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) permit encroachment into airspace; 3) reduced setbacks; 4) reduced parking; 5) reduced loading spaces; 6) allow alternative street landscaping; 7) allow modified street standards; 8) allow modified driveway design standards; and 9) allow non-standard improvements within the right-of-way.  
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) day spa; 4) retail sales and service; 5) restaurants and tavern with outside dining and drinking; 6) on-premises consumption of alcohol (service bars, supper clubs, and tavern); 7) convention facilities/exposition halls; 8) parking garage with subterranean levels; and 9) outdoor deck with pool area on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)
16. UC-24-0089-NEVADA SPEEDWAY, LLC:  
AMENDED HOLDOVER USE PERMIT to allow outdoor storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping (no longer needed); and 3) off-site improvements.  
DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)
17. WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:  
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)
18. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:  
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
19. VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action)
20. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.  
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

21. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:  
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping (no longer needed); 4) allow non-standard improvements within the right-of-way; 5) reduce departure distance; 6) reduce driveway width; and 7) reduce parking (previously not notified).  
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade; and 3) alternative parking lot landscaping (previously not notified) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
22. WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:  
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) development be limited to "For Sale" condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action)
23. UC-24-0158-PALM BEACH RESORT CONDO, LLC:  
USE PERMIT for a multiple family residential development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle charging spaces; 2) increase drive aisle length; 3) reduce accessory structure setbacks; and 4) driveway geometrics.  
DESIGN REVIEWS for the following: 1) alternative landscaping plan; and 2) affordable multiple family senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action)
24. 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)
25. 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 Gilespie 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)
26. ZC-24-0112-SHANGOOLY, LLC:  
HOLDOVER 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)

27. VS-24-0114-SHANGOOLY, LLC:  
HOLDOVER 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)
28. WS-24-0113-SHANGOOLY, LLC:  
HOLDOVER 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)
29. TM-24-500029-SHANGOOLY, LLC:  
HOLDOVER 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)
30. ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:  
HOLDOVER 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)
31. VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:  
HOLDOVER 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)
32. UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:  
HOLDOVER 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)
33. TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:  
HOLDOVER 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)
34. ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:  
ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise (description on file). JJ/jor (For possible action)
35. VS-24-0145-PAMAKA LAND HOLDINGS, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action)

36. WS-24-0144-PAMAKA LAND HOLDINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) loading spaces; 3) reduce driveway approach distance; and 4) reduce driveway departure distance. DESIGN REVIEW for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action)

### **ORDINANCES – INTRODUCTION**

37. ORD-24-900134: Introduce an ordinance to consider adoption of a Development Agreement with Durango 215 Residential, LLC for a multi-family residential development on 13.0 acres, generally located south of Roy Horn Way and west of Durango Drive within Spring Valley. JJ/lg (For possible action)
38. ORD-24-900144: Introduce an ordinance to consider adoption of a Development Agreement with Namaz LLC for a commercial development on 3.71 acres, generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/lg (For possible action)
39. ORD-24-900154: Introduce an ordinance to consider adoption of a Development Agreement with Kether LLC for a commercial development on 3.54 acres, generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/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.