



**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, AUGUST 7, 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 – 38 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 39– 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 – 38):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0278-MGP LESSOR LLC
SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (New York-New York); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (New York-New York) on a portion of 19.87 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Tropicana Avenue within Paradise. JG/md/syp (For possible action)
5. SDR-24-0279-MGP LESSOR LLC:
SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Park MGM); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electric message unit, video) in conjunction with a resort hotel (Park MGM) on a portion of 20.80 acres on a 123.08 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Las Vegas Boulevard South, 1,330 feet south of Harmon Avenue within Paradise. JG/md/syp (For possible action)
6. SDR-24-0284-MANDALAY PROPCO, LLC
SIGN DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan for a resort hotel (Mandalay Bay); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing electronic sign (electronic message unit, video) in conjunction with a resort hotel (Mandalay Bay) on a portion of 124.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & 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/jor/syp (For possible action)
7. DR-24-0263-PHTB SUMMERLIN, LLC:
DESIGN REVIEW for modifications to a previously approved clubhouse in conjunction with an approved single-family residential subdivision on 5.12 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone within Summerlin. Generally located 300 feet west of Town Center Drive, the north and south sides of Tropicana Avenue (alignment), and north of the Southwest Ridge Trail within Summerlin South. JJ/bb/syp (For possible action)

8. DR-24-0302-RWLV FUTURE LAND, LLC:
DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/hw/syp (For possible action)
9. AR-24-400068 (UC-23-0316) -SMITH KIMBERLY:
USE PERMITS FIRST APPLICATION FOR REVIEW 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 0.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located 460 feet south of Farm Road and 170 feet east of Sisk Road within Lone Mountain. MK/tpd/syp (For possible action)
10. AR-24-400071 (UC-22-0280)-PARBALL NEWCO, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback.
DESIGN REVIEW for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/sd/syp (For possible action)
11. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:
HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)
12. ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/tp/ng (For possible action)

13. ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:
USE PERMIT FIRST EXTENSION OF TIME to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.40 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/rp/ng (For possible action)
14. ET-24-400067 (DR-22-0338)-USA:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a proposed public facility building (LVMPD Area Command Substation); and 2) finished grade on a portion of a 44.0 acre site in a PF (Public Facility) Zone. Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action)
15. ET-24-400074 (NZC-21-0209)-LEXILAND LLC ETAL:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise (description on file). MN/mh/syp (For possible action)
16. ET-24-400076 (NZC-21-0038)-ASHLEY FURNITURE INDUSTRIES, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 18.7 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/my/syp (For possible action)
17. UC-24-0287-VILLA FABIAN:
USE PERMIT for vehicle repair and maintenance.
DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)

18. UC-24-0289-3450 S MARYLAND PARKWAY, LLC:
USE PERMIT for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the west side side of Oneida Way and the east side of Maryland Parkway within Paradise. TS/rr/syp (For possible action)
19. UC-24-0291-HUGHES HOWARD PROPERTIES, INC.:
USE PERMITS for the following: 1) modified development standards; and 2) modified street sections.
DESIGN REVIEW for a mixed-use project (multi-family residential development with a commercial component) on a 4.0 acre portion of a 37.59 acre site in a C-2 (General Commercial) and an R-5 (Apartment Residential District) P-C (Planned Community Overlay) Zone in the Summerlin Master Planned Community. Generally located on the east side of Spruce Goose Street, north of Marketwalk Place within Summerlin South. JJ/jor/syp (For possible action)
20. UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:
USE PERMIT for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/syp (For possible action)
21. VS-24-0233-SOUTH VALLEY INVESTORS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action)
22. UC-24-0232-SOUTH VALLEY INVESTORS, LLC:
AMENDED USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative buffering and screening; 2) increase fence height; 3) reduce parking spaces (no longer needed); and 4) parking space dimensions.
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action)
23. VS-24-0314-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Jones Boulevard and Westwind Road (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)
24. UC-24-0313-AAA LAND INVESTMENT, LLC:
USE PERMIT for a hotel with kitchens (transient and non-transient).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify parking lot landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEW for a hotel on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 250 feet east of Jones Boulevard within Spring Valley. MN/rr/syp (For possible action)

25. ZC-24-0247-HUGHES HOWARD COMPANY, LLC:
HOLDOVER ZONE CHANGE to reclassify 231.39 acres from an R-U (Rural Open Land) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for Summerlin Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South (description on file). JJ/jor (For possible action)
26. UC-24-0248-HUGHES HOWARD COMPANY, LLC:
HOLDOVER USE PERMIT for modified development standards.
WAIVER for a modified sidewalk ramp.
DESIGN REVIEWS for the following: 1) establish a development plan for Village 17C; and 2) a proposed single-family residential development on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)
27. TM-24-500055-HUGHES HOWARD COMPANY, LLC:
HOLDOVER TENTATIVE MAP consisting of 412 lots on 231.39 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone within the Summerlin Master Planned Community for Village 17C. Generally located on the south side of Rolling Foothills Drive (alignment), 5,100 feet west of Town Center Drive within Summerlin South. JJ/jor/ng (For possible action)
28. ZC-24-0264-CULICHI GL, INC:
ZONE CHANGE to reclassify 0.52 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Boulder Highway, 300 feet west of Nellis Boulevard within Paradise (description on file). TS/gc (For possible action)
29. ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:
ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)
30. ZC-24-0298-WELLINGTON PROVIDENCE GROUP, LLC:
ZONE CHANGE to reclassify 2.39 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the east side of Boulder Highway and the south side of English Avenue within Whitney (description on file). JG/rk (For possible action)
31. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:
ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)
32. VS-24-0309-MOUNTAIN VIEW DRS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action)

33. UC-24-0308-MOUNTAIN VIEW DRS, LLC:
 USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.
 DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action)
34. ORD-23-900458: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with HD Post Buffalo, LLC for an industrial/commercial complex on 2.0 acres, generally located east of Buffalo Drive and north of Post Road within Spring Valley. MN/jm (For possible action)
35. ORD-24-900232: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with The Rock, a Christian Church for a place of worship on 2.5 acres, generally located west of Edmond Street and south of Pebble Road within Enterprise. JJ/lg (For possible action)
36. ORD-24-900262: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Southwest Marketplace Station LLC for a commercial development on 16.2 acres, generally located east of Rainbow Boulevard and north of Windmill Lane within Enterprise. MN/lg (For possible action)
37. ORD-24-900273: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Century Communities Nevada LLC for a single-family residential development on 14.0 acres, generally located east of Durango Drive and north of Agate Avenue within Enterprise. JJ/dw (For possible action)
38. ORD-24-900279: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 5.0 acres, generally located west of Hauck Street and north of Serene Avenue within Enterprise. JJ/dw (For possible action)

NON-ROUTINE ACTION ITEMS (39 – 60):

These items will be considered separately.

39. 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 per plans on 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)

40. UC-24-0274-GOLDEN BAR N LOUNGE, LLC:
USE PERMIT for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) detached sidewalks; 3) buffer and screening; 4) driveway geometrics; and 5) back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)
41. VS-24-0260-WESTERN IRA FUNDING LTD RTMT PL:
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way and a portion of a right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/sd/syp (For possible action)
42. WS-24-0259-WESTERN IRA FUNDING LTD RTMT PL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) modify electric vehicle charging requirements; 3) reduce parking lot landscape finger islands; and 4) reduce throat depth.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) office building on 2.41 acres in a CG (Commercial General) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)
43. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)
44. TM-24-500057-WESTERN IRA FUNDING LTD RTMT PL:
TENTATIVE MAP for a 1 lot commercial subdivision on 2.41 acres in a CG (General Commercial) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)
45. WC-24-400060 (NZA-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)
46. WS-24-0269-LEE PINHEIRO TEAM, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) off-site improvements (streetlights, curb, gutter, and sidewalk); 2) increase fill height; and 3) increase wall height on 2.06 acres in conjunction with a proposed single-family residential subdivision in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Verde Way and the east side of Bonita Vista Street within Lone Mountain. RM/tpd/syp (For possible action)

47. PA-24-700006-USA:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

48. ZC-24-0169-USA:
ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

PC Action - Approved

49. WS-24-0170-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

PC Action - Approved

50. TM-24-500044-USA:
TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

PC Action - Approved

51. ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:
ZONE CHANGE to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action)

52. VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:
VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action)

53. WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL.:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) modify street landscaping (no longer needed).
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

54. TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL.: TENTATIVE MAP consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

APPEALS

55. WS-23-0920-PF 4090, LLC: APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) alternative landscaping; 3) loading spaces; 4) gate access; and 5) reduce height setback. DESIGN REVIEW for a mini-warehouse on 1.5 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/bb/ng (For possible action)

PC Action - Approved

56. AV-24-900347: Consider an appeal of the Zoning Administrator's decision to approve a minor deviation to a previously approved subdivision on 9.77 acres in an RS10 (Residential Single-Family 10) Zone on Assessor's Parcel Numbers 176-27-101-001 through 176-27-101-004. JJ/bb (For possible action)

ZA Action - Approved

ORDINANCES – INTRODUCTION

57. ORD-24-900263: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single-family residential development on 2.5 acres, generally located east of Mohawk Street and south of Oleta Avenue within Enterprise. JJ/lg (For possible action)
58. ORD-24-900276: Introduce an ordinance to consider adoption of a Development Agreement with Jones Ford Lindell, LLC, Khusrow Roohani Family Trust, Mak Zak, LLC, Ramak Roohani, Resolved Land, LLC, SDIP Pre-Dev Holdings, LLC, Silver Serene, LLC, & ZSKSMAZ Township Family Trust for a single-family residential development on 14.3 acres, generally located west of Valley View Boulevard and south of Richmar Avenue within Enterprise. JJ/lg (For possible action)
59. ORD-24-900294: Introduce an ordinance to consider adoption of a Development Agreement with Desert Inn Square, LLC for a commercial development on 5.0 acres, generally located west of Buffalo Drive and south of Eldorado Lane within Spring Valley. MN/lg (For possible action)
60. ORD-24-900398: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on April 3, 2024, April 17, 2024, and May 8, 2024, and in Assessor's Book 163, . (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.