



**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, OCTOBER 16, 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 – 11 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 12 – 43 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 – 11):**

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-24-400094 (UC-22-0059)-BRUNDY, NEIL A. & DIXIE F. REV TR:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.  
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor Planning Area. MK/rp/kh (For possible action)
5. ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.  
DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action)
6. ET-24-400098 (NZN-21-0678)-SVIC LAND, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development.  
DESIGN REVIEW for a conceptual distribution center. Generally located on the north and south sides of SR 161 and the east and west sides of I-15 within South County (description on file). JJ/jm/kh (For possible action)
7. ET-24-400097 (DR-22-0572)-SVIC LAND, LLC:  
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a distribution center; and 2) finished grade on 33.1 acres in an IP (Industrial Park) Zone. Generally located on the north side of SR 161(alignment) and the west side of I-15 within South County. JJ/jud/kh (For possible action)
8. UC-24-0466-JDR OWNER, LLC:  
USE PERMIT for modifications to an existing resort hotel (Fontainebleau).  
DESIGN REVIEW for modifications to an existing resort hotel (Fontainebleau) on 22.7 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Elvis Presley Boulevard within Winchester. TS/jud/kh (For possible action)

9. PA-24-700017-ESPARZA HUMBERTO:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.0 acres. Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action)

PC Action - Adopted

10. ZC-24-0474-GKT 5, LLC & ARNOLD, ALAN J. TRUST:  
ZONE CHANGE to reclassify 6.47 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone for a future light industrial development. Generally located on the west side of Tenaya Way and the south side of Arby Avenue (alignment) within Spring Valley (description on file). MN/rk/syp (For possible action)
11. ORD-24-900471: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

### **NON-ROUTINE ACTION ITEMS (12 – 43):**

These items will be considered separately.

12. UC-24-0460-GONZALEZ, DIMAS:  
USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)
13. VS-24-0457-DBAC, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)
14. WS-24-0456-DBAC, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.  
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)
15. TM-24-500096-DBAC, LLC:  
TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

16. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)
17. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.  
DESIGN REVIEW for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)
18. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:  
TENTATIVE MAP consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)
19. WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:  
WAIVER OF CONDITIONS of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a CG (Commercial General) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action)
20. VS-24-0469-HGA HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action)
21. WS-24-0468-HGA HOLDINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce driveway throat depth; and 3) reduce driveway departure distance.  
DESIGN REVIEW for a proposed vehicle maintenance and repair facility on 5.0 acres in a CG (Commercial General) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action)
22. WS-24-0433-HAPPY MINER, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) reduce parking lot landscaping; 3) setbacks; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (For possible action)
23. WS-24-0459-CITY LIGHT CHURCH, INC.:  
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights) in conjunction with an approved place of worship on 4.03 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/dd/kh (For possible action)

24. WS-24-0470-PSEN HOLDINGS, INC.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) full off-site improvements for a proposed single-family residential subdivision on 1.27 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Annie Oakley Drive, 440 feet north of Russell Road within Paradise. JG/mh/kh (For possible action)
25. PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:  
PLAN AMENDMENT to redesignate the land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 5.0 acres. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/al (For possible action)
- PC Action - Adopted
26. ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:  
ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action)
- PC Action - Approved
27. VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/syp (For possible action)
- PC Action - Approved
28. PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:  
PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Oquendo Road, 630 feet east of Fort Apache Road within Spring Valley. JJ/rg/syp (For possible action)
- PC Action - Approved
29. TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:  
TENTATIVE MAP consisting of 94 single-family attached residential lots and common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/syp (For possible action)
- PC Action - Approved
30. ZC-24-0427-COUNTY OF CLARK (AVIATION):  
ZONE CHANGE to reclassify a 4.31 acre portion of 8.60 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 Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action)
31. VS-24-0429-COUNTY OF CLARK (AVIATION):  
VACATE AND ABANDON a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/syp (For possible action)

32. WS-24-0428-COUNTY OF CLARK (AVIATION):  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) residential adjacency standards; 3) increase retaining wall height; 4) reduce street landscaping; 5) allow attached sidewalk; and 6) reduce back-of-curb radius.  
DESIGN REVIEW for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (For possible action)
33. TM-24-500087-COUNTY OF CLARK (AVIATION):  
TENTATIVE MAP consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/syp (For possible action)
34. ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action)
35. VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/kh (For possible action)
36. WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.  
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action)
37. TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:  
TENTATIVE MAP consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action)
38. ZC-24-0453-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:  
ZONE CHANGE to reclassify 5.17 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 Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley (description on file). JJ/rg (For possible action)
39. VS-24-0454-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:  
VACATE AND ABANDON easements of interest to Clark County located between Tall Tree Street and El Capitan Way, and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rg/syp (For possible action)
40. WS-24-0455-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce driveway setback.  
DESIGN REVIEW for a single-family residential subdivision on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action)

41. TM-24-500095-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.: TENTATIVE MAP consisting of 40 single-family residential lots and 4 common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/syp (For possible action)

### **AGENDA ITEM**

42. AG-24-900669: Discuss the planning and development of the Las Vegas Valley Rim Trail, and direct staff accordingly. (For possible action)

### **ORDINANCE**

43. ORD-24-900591: Conduct a public hearing on an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto. (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.