



**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, NOVEMBER 20, 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.

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MEETING PROTOCOL:

ITEMS 4 – 17 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 18 – 61 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 – 17):

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-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)
6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)
7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action)
8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action)

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)
10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)
11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)
12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)
13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)
14. ORD-24-900699: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 21, 2024. (For possible action)
15. ORD-24-900708: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)
16. ORD-24-900710: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)
17. ORD-24-900725: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 61):

These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)
20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)
21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)
22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER 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)
23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)
25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)
26. VS-24-0457-DBAC, LLC:
HOLDOVER 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)
27. WS-24-0456-DBAC, LLC:
HOLDOVER 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)
28. TM-24-500096-DBAC, LLC:
HOLDOVER 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)
29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER 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)
30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER 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 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)
31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family 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)

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)
33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)
34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)
35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)
36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)
37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)
38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST): TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)
40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)
41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)
42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC: AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius. DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)
43. WS-24-0526-GHANOLI HOLDINGS, LLC: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence. DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)
44. WS-24-0527-COUNTY OF CLARK (AVIATION): WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set. DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)
45. TM-24-500114-COUNTY OF CLARK (AVIATION): TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

PC Action - Adopted

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

PC Action - Approved

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

PC Action - Approved

Waivers of Development Standards #1A, #1B, and #1E were Withdrawn without prejudice

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

PC Action - Approved

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)
57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)
58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)
59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)
61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (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.