



**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, JANUARY 8, 2025**

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 – 31 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 32 – 65 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 – 31):**

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-24-0637-SHOWCASE 1415, LLC & SHOWCASE COSMO, LLC  
SIGN DESIGN REVIEWS for the following: 1) increase the area of an electronic sign (electronic message unit, video); 2) increase the area of wall signs; and 3) allow roof signs in conjunction with a previously approved sign package for an existing shopping center on a 0.77 acre portion of 6.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 1,000 feet north of Tropicana Avenue within Paradise. JG/jor/kh (For possible action)
5. AR-24-400123 (UC-23-0599)-PARADISE 12, LLC:  
HOLDOVER USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.  
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/tpd/kh (For possible action)
6. AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:  
HOLDOVER USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) temporary construction storage; and 2) temporary parking lot.  
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.  
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/tpd/kh (For possible action)
7. AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/tpd/kh (For possible action)

8. ET-24-400130 (AR-23-400123 (UC-21-0332))-ERBR, LLC:  
APPLICATION FOR REVIEW FOR USE PERMITS FIRST EXTENSION OF TIME for the following:  
1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.  
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/mh/kh (For possible action)
9. ET-24-400131 (ZC-22-0606)-B-R OVATION LIMITED PARTNERSHIP:  
USE PERMIT FIRST EXTENSION OF TIME for a multi-family residential development (senior housing).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce throat depth; 3) reduce setback for decorative fence; and 4) increase wall height.  
DESIGN REVIEW for a multi-family residential development on 12.2 acres in an CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise (description on file). MN/my/kh (For possible action)
10. ET-24-400132 (WS-22-0179)-EJIOFOR, CHIMA & VIVIEN:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.  
DESIGN REVIEW for a multi-family residential development on 0.8 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/nai/kh (For possible action)
11. ET-24-400133 (ZC-20-0372)-DIAMOND INDIAN SPRINGS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:  
1) waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 2) reduce intersection off-set.  
DESIGN REVIEW for a proposed single-family residential development on 17.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Boulder Lane, 720 feet east of Harnedy Road within Indian Springs. AB/tpd/kh (For possible action)
12. ET-24-400134 (UC-23-0586)-PATRIOT CONTRACTOR'S, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a gravel pit with temporary construction storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback to any equipment from an existing occupied residential dwelling; 2) reduce parking; and 3) exceed the maximum site disturbance in conjunction with Hillside Development.  
DESIGN REVIEWS for the following: 1) a final grading plan in conjunction with a Hillside Development (slopes greater than 12%); and 2) a gravel pit with temporary construction storage, including an accessory structure (truck scale with booth) on a 32.5 acre portion of a 33.1 acre site in an H-2 (General Highway Frontage) Zone and an RS80 (Residential Single-Family 80) Zone. Generally located on the east side of I-15 and the south side of Larson Lane (alignment) within South County. JJ/my/kh (For possible action)

13. UC-23-0801-RK VEGAS CIRCLE, LLC:  
AMENDED 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 (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; and 10) allow non-standard improvements within the right-of-way (no longer needed).  
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) 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)
14. UC-24-0611-E-J CLUB, LLC:  
USE PERMIT to allow an office as a principal use in conjunction with an existing commercial/industrial building on 1.02 acres in an IL (Industrial Light) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 550 feet south of Circus Circus Drive within Winchester. TS/dd/kh (For possible action)
15. WS-24-0632-COUNTY OF CLARK (PK & COMM SERV):  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) waive full off-site improvements.  
DESIGN REVIEW for a public facility building in conjunction with an existing park (Sunrise Park) on 6.4 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Judson Avenue and Linn Lane within Sunrise Manor. MK/jud/kh (For possible action)
16. WS-24-0645-32 ACRES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) eliminate a portion of landscape buffer.  
DESIGN REVIEWS for the following: 1) proposed retail and restaurant buildings; and 2) modifications to an approved commercial complex on 3.42 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. MN/lm/kh (For possible action)
17. WS-24-0674-OLD DOMINION FREIGHT LINE, INC.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping width; and 2) allow an attached sidewalk.  
DESIGN REVIEW for an expansion to an existing freight terminal on 19.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 600 feet west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)

18. PA-24-700023-UNION PACIFIC RAILROAD:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)

PC Action - Adopted

19. ZC-24-0515-UNION PACIFIC RAILROAD:  
HOLDOVER ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area (description on file). MN/rg (For possible action)

PC Action - Approved

20. UC-24-0516-UNION PACIFIC RAILROAD:  
HOLDOVER USE PERMITS for the following: 1) fuel storage; and 2) hazardous materials or waste storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate street landscaping; and 3) eliminate screening and buffering requirements.  
DESIGN REVIEW for a fuel storage and hazardous material facility on a 15.47 acre portion of a 19.99 acres in an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rg/kh (For possible action)

PC Action - Approved

21. PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:  
PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ feet of right-of-way) to Las Vegas Blvd (150+ feet of right-of-way) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

PC Action - Adopted

22. VS-24-0572-COUNTY OF CLARK (LV CONV AUTH):  
VACATE AND ABANDON easements of interest to Clark County located between Elvis Presley Boulevard and Convention Center Drive, and between Paradise Road and Las Vegas Boulevard South within Winchester (description on file). TS/my/kh (For possible action)

23. PA-24-700029-GRAGSON FAMILY MANAGEMENT TRUST, ET AL:  
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 7.82 acres. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/gc (For possible action)

PC Action - Adopted

24. ZC-24-0581-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:  
ZONE CHANGES for the following: 1) reclassify 4.6 acres from an RS20 (Residential Single-Family 20) Zone to an RM50 (Residential Multi-Family 50) Zone; and 2) reclassify 3.22 acres from an IP (Industrial Park) Zone to an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley (description on file). MN/rr (For possible action)

PC Action - Approved

25. VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rr/kh (For possible action)

PC Action - Approved

26. WS-24-0582-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:  
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height (no longer needed); and 2) modify driveway design standards.  
DESIGN REVIEW for a multi-family development on 7.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located on the northeast corner of Gagnier Boulevard and Maule Avenue within Spring Valley. MN/rr/kh (For possible action)

PC Action - Approved

27. ZC-24-0660-GREEN OUR PLANET:  
ZONE CHANGE to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)

28. UC-24-0661-GREEN OUR PLANET:  
USE PERMIT for an outdoor market.  
DESIGN REVIEW for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)

29. ORD-24-900411: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Balelo 2012 Irrevocable Trust & Mosaic Land 1 LLC for a single-family residential subdivision on 1.9 acres, generally located south of Cactus Avenue and east of Durango Drive within Enterprise. JJ/dw (For possible action)

30. ORD-24-900776: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Stone Land Holdings LLC for a single-family residential development on a 7.50 acre portion of 32.50 acres, generally located east of Buffalo Drive and south of Gomer Road within Enterprise. JJ/dw (For possible action)

31. ORD-24-900792: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with 32 Acres, LLC for a shopping center on 3.85 acres, generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/dw (For possible action)

**NON-ROUTINE ACTION ITEMS (32 – 65):**

These items will be considered separately.

32. UC-24-0667-COYOTE VALLEY, LLC:  
USE PERMIT for a refuse transfer station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks to remain; and 2) allow modified driveway design standards.  
DESIGN REVIEW for a refuse transfer station with accessory outdoor storage on 8.92 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located on the east side of Marion Drive and the south side of Alto Avenue within Sunrise Manor. MK/md/kh (For possible action)
33. VS-24-0648-LAS VEGAS SPORTS CORPORATION:  
VACATE AND ABANDON a portion of right-of-way being Westwind Road located between Desert Inn Road and Pioneer Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action)
34. UC-24-0647-LAS VEGAS SPORTS CORPORATION:  
USE PERMIT for a recreational facility (table tennis).  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEW for a proposed private recreational facility in an RS20 (Residential Single-Family 20) Zone on 1.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/kh (For possible action)
35. VS-24-0652-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:  
VACATE AND ABANDON easements of interest to Clark County located between La Mancha Avenue and Ann Road, and between Ruffian Road and Egan Crest Drive within Lone Mountain (description on file). AB/lm/kh (For possible action)
36. WS-24-0651-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase retaining wall height; 3) eliminate street landscaping; and 4) waive full off-site improvements.  
DESIGN REVIEW for a single-family residential development on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. AB/lm/kh (For possible action)
37. TM-24-500143-AFK HOLDINGS, LLC ETAL & BEHNAMJOU, SOHEYLA:  
TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 4.2 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of La Mancha Avenue and the west side of Ruffian Road within Lone Mountain. AB/lm/kh (For possible action)



38. WC-24-400053 (ZC-0708-16)-BARTSAS MARY 10, LLC:  
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) 8 foot high wall to include metal fencing on top and to be constructed on the eastern property line; and 2) intense landscaping consisting of 4 inch caliper trees to be provided on the south property line in conjunction with an existing shopping center on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/ng (For possible action)
39. WS-24-0662-BARTSAS MARY 10, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow alternative plant types in conjunction with an existing shopping center on 5.15 acres in a CG (Commercial General) Zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/mh/kh (For possible action)
40. WS-24-0631-NA MINGXING:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.38 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Hacienda Avenue and the east side of Topaz Street within Paradise. JG/rg/kh (For possible action)
41. WS-24-0640-HUMMEL LIVING TRUST & HUMMEL, RANDALL J. & STACIE L. TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separations; and 3) allow 2 driveways in conjunction with an existing single-family residence on 0.57 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Sisk Road and the south side of Whispering Sands Drive within Lone Mountain. MK/dd/kh (For possible action)
42. WS-24-0666-TOPETE FAMILY TRUST & TOPETE, RAMON & LETICIA TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setbacks; 2) reduce access gate setback; 3) eliminate street landscaping; and 4) waive full off-site improvements in conjunction with proposed and existing single-family residences on 1.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Shelbourne Avenue and the east side of Placid Street within Enterprise. MN/dd/kh (For possible action)
43. PA-24-700027- RAINY DAY INVESTMENTS, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)

PC Action - Adopted

44. ZC-24-0557- RAINY DAY INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)

PC Action - Approved

45. WS-24-0558-RAINY DAY INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative lot orientation; 3) reduce street intersection off-set; 4) allow attached sidewalks; 5) reduce driveway separation; and 6) increase the number of dwelling units on private stub streets.  
DESIGN REVIEW for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)
- PC Action - Approved
46. TM-24-500122-RAINY DAY INVESTMENTS, LLC:  
TENTATIVE MAP consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)
- PC Action - Approved
47. ZC-24-0653-GOLDSTRIKE GRID, LLC:  
ZONE CHANGE to reclassify 4.03 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise (description on file). MN/al (For possible action)
48. VS-24-0654-GOLDSTRIKE GRID L, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Decatur Boulevard and Edmond Street (alignment), and a portion of right-of-way being Decatur Boulevard located between Warm Springs Road and Mardon Avenue within Enterprise (description on file). MN/rg/kh (For possible action)
49. UC-24-0655-GOLDSTRIKE GRID, LLC:  
USE PERMIT for a public utility structures (battery energy storage system).  
WAIVER OF DEVELOPMENT STANDARDS for increased structure height.  
DESIGN REVIEW for a public utility structure on 4.03 acres in an IP (Industrial Park) Zone. Generally located on the west side of Decatur Boulevard, 300 feet south of Warm Springs Road within Enterprise. MN/rg/kh (For possible action)
50. ZC-24-0656-FAR EAST PROPERTY, LLC:  
ZONE CHANGE to reclassify 2.52 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 and the west side of the Chieftain Street (alignment) within Enterprise (description on file). JJ/mc (For possible action)
51. VS-24-0658-FAR EAST PROPERTY, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive, and between Gomer Road and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)
52. WS-24-0657-FAR EAST PROPERTY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; and 3) increase fill.  
DESIGN REVIEW for an 11 lot single-family residential subdivision on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action)

53. TM-24-500144-FAR EAST PROPERTY, LLC:  
TENTATIVE MAP consisting of 11 lots and common lots on 2.52 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 680 feet west of Fort Apache Road within Enterprise. JJ/sd/kh (For possible action)
54. ZC-24-0663-RAINBOW GOMER, LLC:  
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road (alignment), 280 feet east of Rainbow Boulevard within Enterprise (description on file). JJ/mc (For possible action)
55. VS-24-0665-RAINBOW GOMER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/bb/kh (For possible action)
56. WS-24-0664-RAINBOW GOMER, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics. DESIGN REVIEW for outdoor storage on 2.5 acres in an IL (Industrial Light) Zone. Generally located south of Gomer Road and 300 feet east of Rainbow Boulevard within Enterprise. JJ/bb/kh (For possible action)
57. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:  
ZONE CHANGE to reclassify 3.89 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/al (For possible action)
58. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Haven Street and Rancho Destino Road and between Windmill Lane and Santoli Avenue (alignment); a portion of right-of-way being Rancho Destino Road located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment) within Enterprise (description on file). MN/sd/kh (For possible action)
59. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce buffering and screening; 3) increase maximum parking; 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk. DESIGN REVIEW for a commercial development on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)
60. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:  
TENTATIVE MAP consisting of 1 commercial lot on 3.89 acres in a CG (General Commercial) Zone. Generally located on the north side of Windmill Lane between Haven Street and Rancho Destino Road within Enterprise. MN/sd/kh (For possible action)

61. ZC-24-0575-PABCO BUILDING PRODUCTS, LLC:  
HOLDOVER ZONE CHANGE to reclassify a 219.69 acre portion of 1,710.86 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area (description on file). MK/hw (For possible action)
62. UC-24-0576-PABCO BUILDING PRODUCTS, LLC:  
HOLDOVER USE PERMITS for the following: 1) a large scale, electric generation facility (solar); and 2) public utility structures (electric substation, 69kV overhead transmission lines, and BESS facility) and associated equipment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase structure height; 2) eliminate street landscaping; and 3) waive full off-site improvements.  
DESIGN REVIEW for a large scale, solar electric generation facility and public utility structures and associated equipment on a 331.0 acre portion of 1,710.86 acres in an IL (Industrial Light) Zone and an IH (Industrial Heavy) Zone. Generally located on the east and west sides of Pabco Road and the southwest side of the Union Pacific Railroad right-of-way within the Northeast County Planning Area. MK/hw/kh (For possible action)
63. ZC-24-0682-CMR REALTY, LLC:  
ZONE CHANGES for the following: 1) reclassify 7.1 acres from a CG (Commercial General) Zone to a CR (Commercial Resort) Zone; and 2) reclassify 2.31 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise (description on file). JJ/rr (For possible action)
64. VS-24-0681-CMR REALTY, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Procyon Street, and between Spring Mountain Road and Twain Avenue; a portion of a right-of-way being Valley View Boulevard located between Spring Mountain Road and Twain Avenue; and a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue within Paradise (description on file). JJ/rr/kh (For possible action)
65. UC-24-0683-CMR REALTY, LLC:  
USE PERMITS for the following: 1) multi-family residential development; 2) office; and 3) personal services.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (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.