



**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, MARCH 5, 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 – 37 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 38 – 79 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 – 37):

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. ET-24-400147 (UC-23-0138)-KINGSBARN LMG PETROL INVESTMENTS, LLC:
USE PERMITS FIRST EXTENSION OF TIME to review the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action)
5. ET-25-400001 (NZC-21-0624)-DIAMOND CORAN, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.9 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.
DESIGN REVIEW for a multi-family residential development within the Airport Environs (AE-60) Overlay. Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/my/kh (For possible action)
6. ET-25-400004 (NZC-21-0606)-DIAMOND MOHAWK, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade within the Airport Environs (AE-65) Overlay. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue (alignment) within Spring Valley (description on file). MN/nai/kh (For possible action)
7. ET-25-400013 (ZC-22-0375)-ZOO LANDERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping on 1.91 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Ponderosa Way within Spring Valley. MN/jm/kh (For possible action)

8. UC-25-0042-SIMON, PETER A. III TRUST 101 & SIMON, JOY MARIE TRUST 101:
USE PERMIT for outdoor storage as a primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscape buffer; 4) increase fence height; and 5) waive full off-site improvements.
DESIGN REVIEW for outdoor storage with modular office trailers on 28.26 acres in an IP (Industrial Park) Zone. Generally located on the west side of Las Vegas Boulevard South, 3,450 feet north of SR 161 within the South County Planning Area. MN/rr/kh (For possible action)
9. VS-24-0752-SUN LINMEI & TAO TONY:
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Westwind Road (alignment) and Lindell Road within Enterprise (description on file). JJ/bb/kh (For possible action)
10. WS-24-0751-SUN LINMEI & TAO TONY:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate a portion of street landscaping; 2) reduce setback; 3) eliminate a portion of a detached sidewalk; 4) waive full off-site improvements along Windmill Lane; 5) allow modified street standards; and 6) allow modified driveway design standards.
DESIGN REVIEW for a warehouse with accessory outdoor storage on 2.49 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone. Generally located on the southwest side of Windmill Lane and Lindell Road within Enterprise. JJ/bb/kh (For possible action)
11. WS-25-0004-SPRING MOUNTAIN, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) allow modified driveway design standards; and 3) allow modified street standards.
DESIGN REVIEW for a retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone. Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/rr/kh (For possible action)
12. PA-24-700038-KAENRAT, NARIN:
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.50 acres. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/al (For possible action)

PC Action - Adopted
13. ZC-24-0710-KAENRAT, NARIN:
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise (description on file). MN/al (For possible action)

PC Action - Approved
14. VS-24-0712-ACRE-AMIGO, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Amigo Street and Battista Lane within Paradise (description on file). MN/hw/kh (For possible action)

PC Action - Approved

15. DR-24-0711-ACRE-AMIGO,LLC:
DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the southwest corner of Eldorado Lane and Amigo Street within Paradise. MN/hw/kh (For possible action)

PC Action - Approved

16. TM-24-500153-ACRE-AMIGO, LLC:
TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Amigo Street and the south side of Eldorado Lane within Paradise. MN/hw/kh (For possible action)

PC Action - Approved

17. ZC-25-0030-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 7.03 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley (description on file). MN/rk (For possible action)

18. VS-25-0032-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Pioneer Way located between Oquendo Road and Foolish Pleasure Drive, and a portion of right-of-way being Oquendo Road located between Pioneer Way and Buffalo Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

19. WS-25-0031-COUNTY OF CLARK (AVIATION):
WAIVER OF DEVELOPMENT STANDARDS to reduce the back of curb radius.
DESIGN REVIEW for a single-family residential development on 7.03 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the east and west sides of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

20. TM-25-500004-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 19 single-family residential lots and common lots on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Pioneer Way, 330 feet north of Oquendo Road within Spring Valley. MN/nm/kh (For possible action)

21. TM-25-500005-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 36 single-family residential lots and common lots on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Oquendo Road and the west side of Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

22. ZC-25-0036-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.18 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

23. VS-25-0038-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Monte Cristo Way located between Russell Road and Foolish Pleasure Drive; a portion of right-of-way being Russell Road located between Monte Cristo Way and Pioneer Way; and a portion of right-of-way being Pioneer Way located between Russell Road and Foolish Pleasure Drive within Spring Valley (description on file). MN/nm/kh (For possible action)

24. DR-25-0037-COUNTY OF CLARK (AVIATION):
DESIGN REVIEW for a single-family residential development on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)
25. TM-25-500006-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)
26. ZC-25-0050-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.78 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley (description on file). JJ/gc (For possible action)
27. VS-25-0049-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Tropicana Avenue, and between Lone Mesa Drive and El Capitan Way; and a portion of right-of-way being Lone Mesa Drive located between Peace Way and Tropicana Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)
28. DR-25-0051-COUNTY OF CLARK (AVIATION):
DESIGN REVIEW for a single-family residential development on 4.78 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)
29. TM-25-500010-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 36 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Lone Mesa Drive, 635 feet south of Peace Way within Spring Valley. JJ/rr/kh (For possible action)
30. ZC-25-0056-SILVER HINSON, LLC:
ZONE CHANGE to reclassify 0.89 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)
31. VS-25-0058-SILVER HINSON, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard, and between Silverado Ranch Boulevard and Gary Avenue (alignment); a portion of right-of-way being Hinson Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Silverado Ranch Boulevard located between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/bb/kh (For possible action)
32. WS-25-0057-SILVER HINSON, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 0.89 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)

33. TM-25-500013-SILVER HINSON, LLC:
TENTATIVE MAP consisting of 7 single-family residential lots and common lots on 0.89 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Hinson Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/bb/kh (For possible action)
34. ORD-24-900864: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV WS Meyer, LLC for a multi-family development, Warm Springs & Meyers Multi-Family Project, on 14.3 acres, generally located on the south side of Warm Springs Road 270 feet west of Buffalo Drive within Spring Valley. MN/jad (For possible action)
35. ORD-24-900878: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada Inc. for a single-family residential development on 5.0 acres, generally located south of Pebble Road and west of Monte Cristo Way within Enterprise. JJ/dw (For possible action)
36. ORD-24-900886: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas Inc. for a single-family residential development on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)
37. ORD-24-900918: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Charismatic Land LLC for a single-family residential development on 1.0 acre, generally located north of Levi Avenue and west of Charismatic Court within Enterprise. JJ/dw (For possible action)

NON-ROUTINE ACTION ITEMS (38 – 79):

These items will be considered separately.

38. UC-25-0019-STANLEY INVESTMENT, LLC:
USE PERMIT to allow a cannabis establishment (cultivation facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)
39. UC-25-0020-STANLEY INVESTMENT, LLC:
USE PERMIT to allow a cannabis establishment (production facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)
40. UC-25-0021-STANLEY INVESTMENT, LLC:
USE PERMIT to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

41. VS-24-0761-SANDBAGGERS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Wagon Trail Avenue, and between Montessori Street (alignment) and Rainbow Boulevard; a portion of right-of-way being Rafael Rivera Way located between Montessori Street (alignment) and Rainbow Boulevard; and a portion of right-of-way being Wagon Trail Avenue located between Montessori Street (alignment) and Rainbow Boulevard within Spring Valley (description on file). MN/hw/kh (For possible action)
42. UC-24-0760-SANDBAGGERS, LLC:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an alternative landscape plan; and 2) vehicles sales, repair, maintenance, and outdoor storage facility on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)
43. TM-24-500165-SANDBAGGERS, LLC:
TENTATIVE MAP consisting of 1 commercial lot on 4.52 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Montessori Street (alignment) within Spring Valley. MN/hw/kh (For possible action)
44. VS-25-0015-ASSOCIATION BUDDHIST CENTER USA, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue and between Miller Lane and Buffalo Drive within Enterprise (description on file). JJ/rr/kh (For possible action)
45. WS-25-0016-ASSOCIATION BUDDHIST CENTER USA, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) waive residential adjacency standards; 3) reduce buffering and screening; and 4) reduce departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)
46. WC-25-400002 (UC-23-0362)-215 PROPERTY, LLC:
WAIVER OF CONDITIONS of a use permit requiring to add an additional row of trees per Figure 30.64-12 along the west property line in conjunction with a vehicle sales, vehicle wash, and vehicle maintenance facility on 8.6 acres in a CG (Commercial General) Zone and an IP (Industrial Park) Zone. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/nai/kh (For possible action)
47. WS-24-0756-LAS VEGAS AIRPORT CENTER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setbacks; 3) increase lot coverage; 4) eliminate street landscaping; 5) eliminate parking lot landscaping; 6) allow modified driveway design standards; 7) allow modified street standards; and 8) allow non-standard commercial driveways to remain.
DESIGN REVIEW for a parking garage addition in conjunction with an existing shopping center on 2.76 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Paradise Road and the south side of Bell Drive within Paradise. JG/hw/kh (For possible action)

48. WS-24-0770-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southside of Warm Springs Road and on the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)
49. TM-24-500168-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 28 single-family residential lots on 14.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south of Warm Springs Road and the east and west sides of Hinson Street within Enterprise. MN/rg/kh (For possible action)
50. WS-25-0039-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate street landscaping; 3) modify Neighborhood Protection (RNP) Overlay standards; and 4) waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)
51. TM-25-500007-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 24 single-family residential lots on 12.45 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Maulding Avenue and the east and west sides of Schirlls Street within Enterprise. MN/rg/kh (For possible action)
52. PA-24-700039-DESERT INN SQUARE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action)
- PC Action - Adopted
53. ZC-24-0717-DESERT INN SQUARE, LLC:
ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc (For possible action)
- PC Action - Approved
54. VS-24-0718-DESERT INN SQUARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)
- PC Action - Approved

55. WS-24-0719-DESERT INN SQUARE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)
- PC Action - Approved
56. TM-24-500155-DESERT INN SQUARE, LLC:
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)
- PC Action - Approved
57. PA-24-700041-WARD, BRANON P & KIDD-WARD, JAMES C.:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) and Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 12.9 acres. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/rk (For possible action)
- PC Action - Adopted
58. ZC-24-0741-WARD, BRANON P & KIDD-WARD, JAMES C.:
ZONE CHANGES for the following: 1) reclassify 12.9 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise (description on file). JJ/rk/(For possible action)
- PC Action - Approved
59. VS-24-0740-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Pebble Road and between Rainbow Boulevard and Belcastro Street; a portion of a right-of-way being Torino Avenue located between Belcastro Street and Rainbow Boulevard; a portion of a right-of-way being Rainbow Boulevard located between Torino Avenue and Pebble Road, a portion of a right-of-way being Pebble Road located between Belcastro Street and Rainbow Boulevard, and a portion of a right-of-way being Rosanna Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jor/kh (For possible action)
- PC Action - Approved
60. WS-24-0739-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential subdivision on 12.80 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)
- PC Action - Approved

61. TM-24-500159-WARD, BRANON P. & KIDD-WARD, JAMES C., ET AL :
TENTATIVE MAP consisting of 97 single-family residential lots and common lots on 12.80 acres in RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road and the west side of Rainbow Boulevard within Enterprise. JJ/jor/kh (For possible action)

PC Action - Approved

62. ZC-24-0653-GOLDSTRIKE GRID, LLC:
HOLDOVER 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)
63. VS-24-0654-GOLDSTRIKE GRID L, LLC:
HOLDOVER 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)
64. UC-24-0655-GOLDSTRIKE GRID, LLC:
HOLDOVER 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)
65. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
HOLDOVER 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)
66. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
HOLDOVER 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)
67. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
HOLDOVER 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)
68. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
HOLDOVER 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)

69. ZC-24-0749-KALIFANO DEVELOPMENT, LLC:
ZONE CHANGE to reclassify a portion of 3.08 acres from an IP (Industrial Park) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise (description on file). JG/rk (For possible action)
70. UC-24-0750-KALIFANO DEVELOPMENT, LLC:
AMENDED USE PERMIT for an office.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate parking lot landscaping; 3) reduce street landscaping; 4) eliminate buffering and screening (no longer needed); 5) reduce throat depth; 6) allow an attached sidewalk to remain; and 7) allow a commercial pan driveway.
DESIGN REVIEW for an office/warehouse building on 3.08 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/sd/kh (For possible action)
71. ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:
ZONE CHANGE to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action)
72. UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:
USE PERMITS for the following: 1) gas station; and 2) retail.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards (trash enclosure); 4) allow attached sidewalks; 5) allow modified driveway design standards; and 6) allow modified street standards.
DESIGN REVIEWS for the following: 1) a retail building; and 2) gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action)
73. ZC-25-0043-PARAMOUNT NA, LLC:
ZONE CHANGE to reclassify 2.67 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Arville Street and Rush Avenue within Enterprise (description on file). JJ/mc (For possible action)
74. VS-25-0045-PARAMOUNT NA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Frias Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). JJ/mh/kh (For possible action)
75. WS-25-0044-PARAMOUNT NA, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards (previously not notified); and 4) allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential development on 2.67 acres in an RS3.3 Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

76. TM-25-500008-PARAMOUNT NA, LLC:
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.67 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northwest corner of Rush Avenue and Arville Street within Enterprise. JJ/mh/kh (For possible action)

AGENDA ITEM

77. AG-25-900116: Receive an update on a Master Plan Amendment to the Transportation Maps of the Clark County Master Plan; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

78. ORD-24-900796: Introduce an ordinance to consider adoption of a Development Agreement with Tenaya Lofts, LLC & The Joel A. Laub and Kimberly L. Laub Family Trust for an office/warehouse complex with live-work dwelling units on 5.60 acres, generally located west of Tenaya Way and north of Sunset Road within Spring Valley. MN/dw (For possible action)
79. ORD-24-900888: Introduce an ordinance to consider adoption of a Development Agreement with Shoshana Capital LLC for a commercial complex on 3.90 acres, generally located east of Rainbow Boulevard and north of Wigwam Avenue within Enterprise. JJ/dw (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.