



**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, APRIL 16, 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 – 26 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 27 – 83 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 – 26):

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-25-400022 (ZC-22-0103)-MERCURY STORAGE 6, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway departure distances.
DESIGN REVIEW for a proposed mini-warehouse building on 3.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Ford Avenue and the east side of Las Vegas Boulevard South within Enterprise (description on file). MN/dd/cv (For possible action)
5. ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) high impact project; 2) resort hotel; 3) public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); 4) associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and 5) deviations as depicted per plans on file.
DEVIATIONS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) encroachment into airspace; 4) reduced loading spaces; 5) allow primary access into portions of the building from the exterior of the resort hotel; 6) alternative landscaping and pedestrian realm; and 7) all other deviations as depicted per plans on file.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEWS for the following: 1) high impact project; 2) resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and 3) finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)
6. ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.
USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action)

7. ET-25-400026 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multi-family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multi-family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; and 4) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade on a 7.5 acre portion of 15.32 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/tpd/kh (For possible action)
8. ET-25-400027 (WS-22-0674)-TIGER REAL ESTATE, LLC:
WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) increase wall height; and 3) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) single-family development; and 2) finished grade on 2.5 acres in an RS20 (Residential Single-Family 20) within the Airport Environs (AE-60) and in the Neighborhood Protection (RNP) Overlays. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/na/kh (For possible action)
9. UC-25-0116-TYEB, LLC:
HOLDOVER USE PERMIT for a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) reduce throat depth.
DESIGN REVIEW for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action)
10. VS-25-0178-MAVERIK, INC.:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (For possible action)
11. WS-25-0177-MAVERIK, INC.:
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.
DESIGN REVIEW for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action)
12. WS-24-0433-HAPPY MINER, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) reduce parking lot landscaping (no longer needed); 3) setbacks (no longer needed); and 4) alternative driveway geometrics.
DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (For possible action)

13. 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)
14. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
AMENDED 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); a portion of right-of-way being Haven Street located between Windmill Lane and Santoli Avenue (alignment); and a portion of right-of-way being Windmill Lane located between Haven Street and Rancho Destino Road (previously not notified) within Enterprise (description on file). MN/sd/kh (For possible action)
15. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce buffering and screening (no longer needed); 3) increase maximum parking (no longer needed); 4) reduce drive-thru distance to properties subject to residential adjacency; and 5) allow an attached sidewalk (no longer needed).
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)
16. 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)
17. ZC-25-0134-GRIMM NORTON 4, LLC:
ZONE CHANGE to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)
18. VS-25-0136-GRIMM NORTON 4, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)
19. UC-25-0135-GRIMM NORTON 4, LLC:
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

20. ZC-25-0170-HERNANDEZ-AQUINO, ALEX & HERNANDEZ, GLADIS:
ZONE CHANGE to reclassify 0.36 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the north side of Sahara Avenue and the east side of Lamont Street within Sunrise Manor (description on file). TS/rk (For possible action)
21. ZC-25-0171-SEABASS REALTY, LLC:
ZONE CHANGE to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)
22. VS-25-0173-PRUDENTIAL, LLC:
VACATE AND ABANDON a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)
23. DR-25-0172-PRUDENTIAL, LLC:
DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)
24. ORD-25-900015: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Millrose Properties Nevada LLC for a single-family residential development on 2.5 acres, generally located east of Grand Canyon Drive and north of Gomer Road within Enterprise. JJ/tpd (For possible action)
25. ORD-25-900060: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KRLJ 3, LLC for a single-family residential development on a 9.26 acre portion of 11.35 acres, generally located west of Valley View Boulevard and south of Serene Avenue within Enterprise. JJ/dw (For possible action)
26. ORD-25-900146: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single-family subdivision on 5.1 acres, generally located west of Valley View Boulevard and south of Le Baron Avenue within Enterprise. JJ/dd (For possible action)

NON-ROUTINE ACTION ITEMS (27 – 83):

These items will be considered separately.

27. UC-25-0033-TOMPKINS PLAZA, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

28. UC-25-0120-WINDMILL & PLACID, LLC:
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outdoor storage as a primary use adjacent to a residential use; 2) allow existing attached sidewalks to remain; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street within Enterprise. MN/hw/kh (For possible action)
29. UC-25-0169-OBJECT DASH, LLC:
AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)
30. UC-25-0179-USA:
USE PERMIT for public utility structures (BESS facility, electric substation, and overhead transmission lines) and associated equipment.
WAIVER OF DEVELOPMENT STANDARDS to increase structure height.
DESIGN REVIEW for a proposed public utility structures and associated structures and equipment on a 49.93 acre portion of 637.36 acres in an OS (Open Space) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 4.23 miles southwest of Valley of Fire Road within the Northeast County Planning Area. MK/hw/kh (For possible action)
31. VS-25-0176-NALA PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Conquistador Street (alignment), and between Ford Avenue and Pebble Road; and a portion of right-of-way being Pebble Road between Fort Apache Road and Conquistador Street within Enterprise (description on file). JJ/rg/kh (For possible action)
32. WS-25-0175-NALA PROPERTIES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) increase retaining wall height; 2) increase fill height; 3) eliminate street landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) hillside development; and 2) proposed single-family residential development on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)
33. TM-25-500040-NALA PROPERTIES, LLC:
TENTATIVE MAP consisting of 122 single-family residential lots on 23.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

34. WS-25-0185-RAINBOW ACRES, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase fill height; 3) increase wall height; 4) allow attached sidewalks; and 5) waive off-site improvements (curb, gutter, streetlights, and partial paving); and 6) waive full off-site improvements.
DESIGN REVIEW for a proposed single-family residential development on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

35. TM-25-500042-RAINBOW ACRES, LLC:
TENTATIVE MAP consisting of 8 single-family residential lots on 4.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the southeast corner of Farm Road and Rainbow Boulevard within Lone Mountain. MK/sd/kh (For possible action)

36. PA-25-700003-MADISON PEBBLE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise. JJ/gc (For possible action)

PC Action - Denied

37. ZC-25-0068-MADISON PEBBLE, LLC:
ZONE CHANGES for the following: 1) to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action)

PC Action - No Recommendation

38. VS-25-0069-MADISON PEBBLE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

39. WS-25-0070-MADISON PEBBLE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscape buffer; 3) reduce parking lot landscaping; 4) increase wall height; and 5) modify residential adjacency.
DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive within Enterprise. JJ/rg/kh (For possible action)

PC Action - No Recommendation

40. PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

41. ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

42. VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

43. WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Uniform Standard Drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

44. PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

PC Action - Approved

45. TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 118 lot single-family residential lots and common lots on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

PC Action - Approved

46. PA-25-700007-TSANG JOYCE & GRACE:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

47. ZC-25-0104-TSANG JOYCE & GRACE:
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action)

PC Action - Approved

48. VS-25-0105-TSANG JOYCE & GRACE:
VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

PC Action - Approved

49. WS-25-0106-TSANG JOYCE & GRACE:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modified driveway design standards (no longer needed).
DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

PC Action - Approved
Waiver of Development Standards #4 was Denied

50. TM-25-500024-TSANG JOYCE & GRACE:
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

PC Action - Approved

51. PA-25-700008-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

52. ZC-25-0107-PACIFIC CLASSIC, LLC:
ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

PC Action - Approved

53. DR-25-0108-PACIFIC CLASSIC, LLC:
DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

54. ZC-25-0122-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
HOLDOVER ZONE CHANGE to reclassify 1.26 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 Le Baron Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/hw/kh (For possible action)

55. VS-25-0121-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Jo Rae Avenue, and between Hinson Street and Valley View Boulevard within Enterprise (description on file). JJ/hw/kh (For possible action)
56. WS-25-0123-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modify street design standards.
DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)
57. TM-25-500026-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:
HOLDOVER TENTATIVE MAP consisting of 8 single-family residential lots and common lots on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)
58. ZC-25-0146-A&A III, LLC & A&A REVOCABLE LIVING TRUST, ET AL:
HOLDOVER ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Hinson Street and Richmar Avenue (alignment) within Enterprise (description on file). JJ/gc (For possible action)
59. VS-25-0145-A & A III LLC & A& A REVOCABLE LIVING TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Arville Street and Hinson Street within Enterprise (description on file). JJ/rr/kh (For possible action)
60. WS-25-0147-A&A III LLC & A&A REVOCABLE LIVING TRUST:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate street landscaping; and 3) allow attached sidewalk.
DESIGN REVIEW for a single-family residential development on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)
61. TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:
HOLDOVER TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)
62. ZC-25-0158-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action)
63. VS-25-0160-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

64. WS-25-0159-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)
65. TM-25-500038-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)
66. ZC-25-0182-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action)
67. VS-25-0184-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-way being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley (description on file). MN/rg/cv (For possible action)
68. WS-25-0183-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)
69. TM-25-500041-COUNTY OF CLARK(AVIATION):
TENTATIVE MAP consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)
70. ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:
ZONE CHANGE to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action)
71. VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessori Street and Rainbow Boulevard; a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)

72. WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; 3) allow attached sidewalks; 4) reduce street width; and 5) reduce throat depth. DESIGN REVIEW for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action)
73. ZC-25-0180-OCHIAI GROUP, LLC:
 ZONE CHANGE to reclassify a 0.40 acre portion of 0.63 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 150 feet east of Lucerne Street within Sunrise Manor (description on file). TS/rk (For possible action)
74. WS-25-0181-OCHIAI GROUP, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics. DESIGN REVIEW for site modifications in conjunction with an existing commercial building (proposed restaurant and related facilities) on 0.63 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard, 300 feet west of Lamont Street within Sunrise Manor. TS/jud/cv (For possible action)

AGENDA ITEM

75. AG-25-900254: Discuss temporary Off-Premises For Sale Signs; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

76. ORD-24-900465: Introduce an ordinance to consider adoption of a Development Agreement with Silverado Promenade II LLC for a commercial development on 1.85 acres, generally located east of Giles Street, south of Silverado Ranch Boulevard within Enterprise. MN/dd (For possible action)
77. ORD-25-900017: Introduce an ordinance to consider adoption of a Development Agreement with MILLROSE PROPERTIES NEVADA, LLC for a single-family residential development on 2.50 acres, generally located south of Gomer Road and west of Fort Apache Road within Enterprise. JJ/tpd (For possible action)
78. ORD-25-900067: Introduce an ordinance to consider adoption of a Development Agreement with KB HOME LAS VEGAS INC for a single-family residential attached development on 5.24 acres, generally located north of Oquendo Road and east of Fort Apache Road within Spring Valley. JJ/tpd (For possible action)
79. ORD-25-900097: Introduce an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.80 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/jm (For possible action)
80. ORD-25-900147: Introduce an ordinance to consider adoption of a Development Agreement with Sunset Interchange LLC for a commercial development on 3.92 acres, generally located west of Quarterhorse Lane and south of Sunset Road within Spring Valley. JJ/jm (For possible action)
81. ORD-25-900203: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on November 20, 2024 and in Assessor's Books 161, 175 and 176 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

82. ORD-25-900247: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on December 4, 2024 and December 18, 2024. (For possible action)
83. ORD-25-900248: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on January 8, 2025, January 22, 2025, February 5, 2025, February 19, 2025, and March 5, 2025. (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.