

III. Approval of Agenda for March 5, 2020 and Hold, Combine or Delete Any Items (For possible action)

Items from the March 5, 2020 TAB meeting that cannot be heard due to time constraints will be heard at the March 11, 2020 TAB meeting.

IV. Planning & Zoning

Information for the land use update is available for review at:

<http://www.clarkcountynv.gov/comprehensive-planning/land-use/Pages/EnterpriseLandUsePlan.aspx>

73. **LUP-20-700010-DECATUR COMMONS, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 5.7 acres. Generally located on the northeast corner of Decatur Boulevard and Rafael Rivera Way. MN/pd (For possible action) **04/16/20 PC**
74. **LUP-20-700011-VVM, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to OP (Office Professional) on 3.0 acres. Generally located on the northwest corner of Valley View Boulevard and Maule Avenue. MN/pd (For possible action) **04/16/20 PC**
75. **LUP-20-700012-S DECATUR BLVD TRUST:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.4 acres. Generally located on the southeast corner of Decatur Boulevard and Eldorado Lane. MN/pd (For possible action) **04/16/20 PC**
76. **LUP-20-700013-2567 E WASHBURN RD LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to BDRP (Business and Design/Research Park) on 11.6 acres. Generally located on the northwest corner of Dean Martin Drive and Robindale Road. MN/pd (For possible action) **04/16/20 PC**
77. **LUP-20-700014-DIAMOND VALLEY VIEW LTD:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 5.0 acres. Generally located on the east side of Valley View Boulevard, 675 feet north of Blue Diamond Road. MN/pd (For possible action) **04/16/20 PC**
78. **LUP-20-700015-CCC, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.6 acres. Generally located on the southeast corner of Haven Street and Warm Springs Road. MN/pd (For possible action) **04/16/20 PC**

79. **LUP-20-700016-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION TRUST:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 2.5 acres. Generally located on the northwest corner of Haven Street and Moberly Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**
80. **LUP-20-700017-HINES FAMILY REVOCABLE LIVING TRUST & HINES JOHN PHILLIP & MICHELE RENE TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.1 acres. Generally located on the west side of Haven Street, 300 feet north of Mesa Verde Lane. MN/pd (For possible action) **04/16/20 PC**
81. **LUP-20-700018-ABC HAVEN WEST INC:**
LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General), CN (Commercial Neighborhood), and RS (Residential Suburban) to RH (Residential High) on 9.0 acres. Generally located on the west side of Haven Street, and on the north and south sides of Santoli Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**
82. **LUP-20-700019-LILY PARADISE, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 3.9 acres. Generally located on the northeast corner of Windmill Lane and Placid Street. MN/pd (For possible action) **04/16/20 PC**
83. **LUP-20-700020-370 EAST WINDMILL INVESTOR, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.9 acres. Generally located on the northeast corner of Fairfield Avenue and Windmill Lane. MN/pd (For possible action) **04/16/20 PC**
84. **LUP-20-700021-LOBEL TRUST & LOBEL STUART D & MARY TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.8 acres. Generally located on the northwest corner of Bermuda Road and Windmill Lane. MN/pd (For possible action) **04/16/20 PC**
85. **LUP-20-700022-AYB INVESTMENTS, LLC & NEWMAN DAVID:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.8 acres. Generally located on the northeast corner of Pebble Road and Giles Street. MN/pd (For possible action) **04/16/20 PC**
86. **LUP-20-700023-DAYANI DAVOUD & SHAHIN TRUST:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 0.9 acres. Generally located on the southeast corner of Windmill Lane and Fairfield Avenue. MN/pd (For possible action) **04/16/20 PC**

87. **LUP-20-700024-CHAMPERY REAL ESTATE 2015, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.2 acres. Generally located on the north side of Cougar Avenue, 300 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
88. **LUP-20-700025-WIGWAM ROUTE 15-1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CT (Commercial Tourist) on 1.2 acres. Generally located on the south side of Wigwam Avenue, 430 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**
89. **LUP-20-700027-INDUSTRIAL TORINO 1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RL (Residential Low) on 1.2 acres. Generally located on the north side of Torino Avenue, 125 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**
90. **LUP-20-700028-AYB INVESTMENTS, LLC & NEMAN DAVID & LISA:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 3.7 acres. Generally located on the north and south sides of the Meranto Avenue (alignment), 460 feet east of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
91. **LUP-20-700029-NIRVAANA, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 1.2 acres. Generally located on the southeast corner of Meranto Avenue (alignment) and Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
92. **LUP-20-700030-MIRANTO SCHUSTER 1 25, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres. Generally located on the northeast corner of Schuster Street (alignment) and Meranto Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
93. **LUP-20-700031-IOVINIO CARMEN & PINE MEADOWS LP:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 3.7 acres. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**
94. **LUP-20-700032-LAS VEGAS BLVD AT TOWN SQUARE LTD:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the north side of Richmar Avenue, 500 feet west of Valley View Boulevard, and on the south side of Richmar Avenue, 330 feet west of Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**

95. **LUP-20-700033-STONEGATE PROPERTY HOLDINGS, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 1.2 acres. Generally located on the northeast corner of Arville Street and Gary Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
96. **LUP-20-700034-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION TR:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 1.1 acres. Generally located on the north side of Gary Avenue (alignment), 330 feet east of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
97. **LUP-20-700035-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RS (Residential Suburban) on 1.2 acres. Generally located on the northwest corner of Schirlls Street (alignment) and Gary Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
98. **LUP-20-700036-MARCH DALENE WANDA & WHITELEY FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.8 acres. Generally located on the northwest corner of Silverado Ranch Boulevard and Schuster Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
99. **LUP-20-700037-DEAN MARTIN STORAGE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to BDRP (Business and Design/Research Park) on 2.5 acres. Generally located on the north side of Raven Avenue (alignment), 300 feet east of Dean Martin Drive. JJ/pd (For possible action) **04/16/20 PC**
100. **LUP-20-700038-INTERSTATE 10 IRREVOCABLE BUSINESS TRUST ETAL & SHAFER CLAIR A SEPERATE PROPERTY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 4.6 acres. Generally located on the northeast and southeast corners of Dean Martin Drive and Vicki Avenue. JJ/pd (For possible action) **04/16/20 PC**
101. **LUP-20-700039-SILVERADO INTERCHANGE, LLC & LEXILAND, LLC:**
LAND USE PLAN to redesignate the existing land use categories from CN (Commercial Neighborhood), CG (Commercial General), and BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 17.2 acres. Generally located on the southeast and southwest corner of Dean Martin Drive and Richmar Avenue. JJ/pd (For possible action) **04/16/20 PC**
102. **LUP-20-700103-DOUBLE UP PROPERTIES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres. Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**

103. **LUP-20-700104-JENSEN PETER L & SHERRY A:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.9 acres. Generally located on the south side of Silverado Ranch Boulevard, 500 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
104. **LUP-20-700105-LAND WIND, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre. Generally located on the south side of Silverado Ranch Boulevard, 315 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
105. **LUP-20-700106-FORUZAN GHODRATOLLAH:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre. Generally located on the south side of Silverado Ranch Boulevard, 140 feet west of Arville Street. JJ/pd (For possible action) **04/16/20 PC**
106. **LUP-20-700107-COUNTY OF CLARK (AVIATION):**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 6.0 acres. Generally located on the northeast corner of Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**
107. **LUP-20-700108-HORLACHER LISA KAY TRUST & HORLACHER LISA KAY TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres. Generally located 130 feet east of Decatur Boulevard, and 300 feet south of Le Baron Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
108. **LUP-20-700109-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres. Generally located on the west side of Ullom Street (alignment), 330 south of Le Baron Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
109. **LUP-20-700110-JO RAE CAPITAL MANAGEMENT, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 1.2 acres. Generally located on the north side of Jo Rae Avenue (alignment), 180 feet west of Arville Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
110. **LUP-20-700111-STIMSON CHRISTOPHER J & ARALEE T FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use categories from RH (Residential High) to RUC (Residential Urban Center) on 6.3 acres. Generally located on the southeast corner of Arville Street (alignment) and Silverado Ranch Boulevard. JJ/pd (For possible action) **04/16/20 PC**
111. **LUP-20-700112-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 1.2 acres. Generally located on the northwest corner of Valley View Boulevard and Le Baron Avenue. JJ/pd (For possible action) **04/16/20 PC**

112. **LUP-20-700113-BRIDEAU BENOIT & CINDY:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CN (Commercial Neighborhood) on 2.2 acres. Generally located on the northeast corner of Pyle Avenue and Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
113. **LUP-20-700114-CFT LANDS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres. Generally located on the north side of Pyle Avenue, 170 feet east of Hinson Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
114. **LUP-20-700115-VALLEY VIEW JO RAE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 2.5 acres. Generally located on the northwest corner of Valley View Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**
115. **LUP-20-700116-ARVILLE CAPITAL MANAGEMENT, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Arville Street and Haleh Avenue. JJ/pd (For possible action) **04/16/20 PC**
116. **LUP-20-700117-L V FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Arville Street and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**
117. **LUP-20-700118-ZSKSAIZM FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 2.5 acres. Generally located on the northwest and southeast corners of Haleh Avenue and Schirlls Street. JJ/pd (For possible action) **04/16/20 PC**
118. **LUP-20-700119-LV FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 2.5 acres. Generally located on the northeast corner of Schirlls Street and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**
119. **LUP-20-700120-4175 WEST PYLE AVENUE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.2 acres. Generally located on the southwest and southeast corners of Pyle Avenue and Hinson Street. JJ/pd (For possible action) **04/16/20 PC**

120. **LUP-20-700121-LV FRIAS HINSON, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 7.5 acres. Generally located on the southwest and southeast corners of Hinson Street and Haleh Avenue. JJ/pd (For possible action) **04/16/20 PC**
121. **LUP-20-700122-FRIAS VALLEY, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the southwest corner of Hinson Street (alignment) and Frias Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
122. **LUP-20-700123-OMNI FAMILY LP:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southeast corner of Pyle Avenue and Schuster Street (alignment). JJ/pd (For possible action) **04/16/20 PC**
123. **LUP-20-700124-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:**
LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation) and RL (Residential Low) to RS (Residential Suburban) on 29.1 acres. Generally located on the northwest and southwest corners of Frias Avenue and Valley View Boulevard. JJ/pd (For possible action) **04/16/20 PC**
124. **LUP-20-700125-LV CACTUS SCHIRLLS, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.1 acres. Generally located on the northwest corner of Schirlls Street and Cactus Avenue. JJ/pd (For possible action) **04/16/20 PC**
125. **LUP-20-700126-KB HOME LV DOVER, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RS (Residential Suburban) to CG (Commercial General) on 7.0 acres. Generally located on the northeast corner of Cactus Avenue and Schirlls Street. JJ/pd (For possible action) **04/16/20 PC**
126. **LUP-20-700127-JO RAE POLARIS 181, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RM (Residential Medium) on 18.8 acres. Generally located on the northwest corner of Dean Martin Drive and Pyle Avenue. JJ/pd (For possible action) **04/16/20 PC**
127. **LUP-20-700128-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 5.0 acres. Generally located on the northwest corner of Frias Avenue and Polaris Avenue. JJ/pd (For possible action) **04/16/20 PC**
128. **LUP-20-700129-ASHAHID REVOCABLE LIVING TRUST & SHAHID AMINA TRS:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.5 acres. Generally located on the southeast corner of Valley View Boulevard and Frias Avenue. JJ/pd (For possible action) **04/16/20 PC**

129. **LUP-20-700130-CV PROPCO, LLC:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to BDRP (Business and Design/Research Park) on 56.6 acres. Generally located on the northwest corner of Las Vegas Boulevard and Cactus Avenue. MN/pd (For possible action) **04/16/20 PC**
130. **LUP-20-700131-STONEGATE PROPERTY HOLDINGS, LLC & AYB INVESTMENTS, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres. Generally located on the northeast corner of Valley View Boulevard and Conn Avenue. JJ/pd (For possible action) **04/16/20 PC**
131. **LUP-20-700132-MIKAMI LISA T:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.9 acres. Generally located on the southeast corner of Cactus Avenue and Polaris Avenue (alignment). JJ/pd (For possible action) **04/16/20 PC**
132. **LUP-20-700133-SILVER HAVEN, LLC:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 12.3 acres. Generally located on the west side of Haven Street, 300 feet south of Silverado Ranch Boulevard, and on the southwest corner of Le Baron Avenue (alignment) and Haven Street (alignment). MN/pd (For possible action) **04/16/20 PC**
133. **LUP-20-700134-DOAN KHANH:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 4.0 acres. Generally located on the northwest corner of Pyle Avenue and Haven Street, and on the south side of Pyle Avenue, 300 feet west of Haven Street. MN/pd (For possible action) **04/16/20 PC**
134. **LUP-20-700135-BIG TETON, LLC:**
LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 9.0 acres. Generally located on the southeast corner of Giles Street and Frias Avenue. MN/pd (For possible action) **04/16/20 PC**
135. **LUP-20-700136-WINDMILL RR, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Haven Street and Frias Avenue. MN/pd (For possible action) **04/16/20 PC**
136. **LUP-20-700137-TADANO WAKIMOTO TRUST & TADANO GARY TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres. Generally located on the east side of Rancho Destino Road, 280 feet north of Pyle Avenue. MN/pd (For possible action) **04/16/20 PC**

137. **LUP-20-700138-MEDITERRANEAN OVERSEAS INVEST CO:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 3.8 acres. Generally located on the northwest corner of Pyle Avenue and Gilespe Street. MN/pd (For possible action) **04/16/20 PC**
138. **LUP-20-700139-TAN RICHARD TEH-FU, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CG (Commercial General) on 1.9 acres. Generally located on the southwest corner of Haven Street and Cactus Avenue. MN/pd (For possible action) **04/16/20 PC**
139. **LUP-20-700140-CACTUS BERMUDA INVESTMENTS, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 1.7 acres. Generally located on the southwest corner of Cactus Avenue and Bermuda Road. MN/pd (For possible action) **04/16/20 PC**
140. **LUP-20-700141-SERIES IV OF HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 5.0 acres. Generally located on the northeast corner of Gilespe Street and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**
141. **LUP-20-700142-ERIE GILESPIE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 31.5 acres. Generally located on the southeast corner of Gilespe Street and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**
142. **LUP-20-700143-LEGACY BERMUDA, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the southwest corner of Bermuda Road and Erie Avenue. MN/pd (For possible action) **04/16/20 PC**
143. **LUP-20-700144-RICE KEVIN E & CYNTHIA J:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres. Generally located on the west side of Fairfield Avenue (alignment), 680 feet north of Starr Avenue (alignment). MN/pd (For possible action) **04/16/20 PC**
144. **LUP-20-700145-SERIES I OF HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres. Generally located on the northeast corner of Starr Avenue and La Cienega Street. MN/pd (For possible action) **04/16/20 PC**
145. **LUP-20-700146-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.1 acres. Generally located on the northwest corner of Placid Street and Doobie Avenue. MN/pd (For possible action) **04/16/20 PC**

146. LUP-20-700147-HKM NEVADA PROPERTIES:

LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center) on 12.0 acres. Generally located on the northwest corner of St. Rose Parkway and Bermuda Road. MN/pd (For possible action) **04/16/20 PC**

V. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. **Comments will be limited to two minutes.** Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

VI. Next Meeting Date: March 11, 2020

VII. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Windmill Library -7060 W. Windmill Lane
Einstein Bros Bagels- 3837 Blue Diamond Rd.
Enterprise Library- 25 E. Shelbourne Ave.
Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

Procedures for the Enterprise Land Use Plan Update TAB Hearing

The 2019-2020 Enterprise Land Use Plan has a large number of requests submitted (**146 changes**) for this 5 year update. To ensure all points of view are heard, and to accommodate the changes in a timely fashion, the following rules/procedures will be in effect for the hearings.

The land use change requests will be heard in the following order:

- **CP-20-90062**, are staff changes to match the land use to the approved zoning, and to assign a land use category on parcels that no longer have a public use. This item will be heard first, and can be approved in a single motion.
- **LUP** Applications are property owner change requests, and will be grouped by geographic area and assigned a change number.
- The **March 4, 2020** meeting will hear the change requests **WEST** of Decatur Boulevard.
- The **March 5, 2020** meeting will hear change requests **EAST** of Decatur Boulevard.
- Only changes properly noticed can be acted upon. No additional change requests can be made at the podium.
- All TAB recommendations will be forwarded together. **NO HOLDS** or conditions of approval can be attached to a land use change.

Please be aware that a land use change does not change the existing zoning on the property, does not imply a specific project design nor does it mean that a future conforming zone change and/or project will be automatically approved. The land use of a parcel is the first step in the land use development process and does not guarantee a project design, use, or a specific density/intensity beyond the range that is permitted in that land use designation and what is or is not approved in future zoning applications.

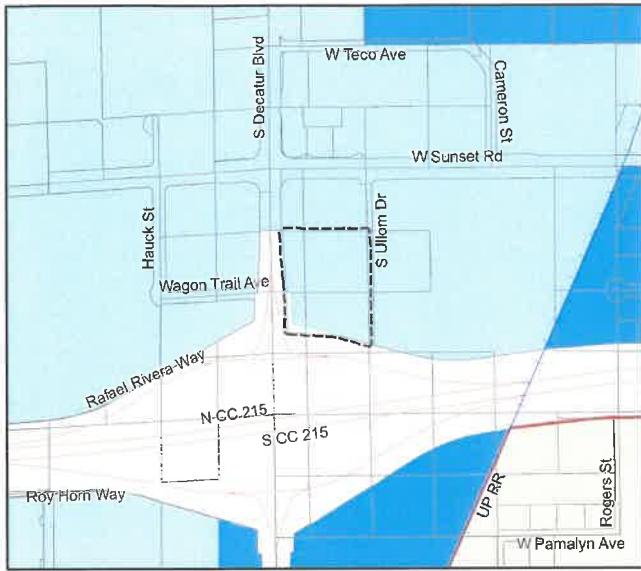
We have limited time to hear the change requests. We will not be able to stay past the **11:30 PM DEADLINE**. In order to properly hear all items on the agenda, staff recommends the following procedures:

The following procedures will be used for the Enterprise TAB Land Use hearings:

1. Each speaker should be limited to 2 minutes for their presentation.
2. Individuals should have one minute to respond to TAB member questions
3. The TAB should expect the remarks to be to the point and related to the property being discussed.
4. To keep the meeting moving the TAB can take a show of hands.
5. Once the public discussion is closed the TAB should not entertain any additional public comments.
6. All speakers should conduct themselves in a business-like manner.
7. All questions by the public must be directed to the TAB.
8. Turn off or silence all cell phones.
9. Any discussion not directly related to the item being discussed by the TAB should be conducted outside the meeting room.

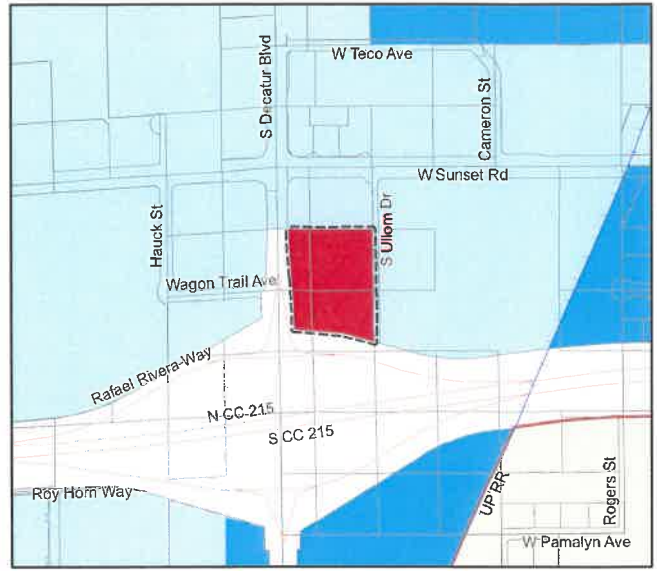
Suggestions for presentation at the Podium:

1. Be brief and focused
2. Only one or two individuals should present a group's position.
3. Coordinate presentations so that each speaker covers a different aspect of the issue: do not repeat each other's points.
4. Be respectful. Do not make negative comments about individuals.



Adopted

Business and Design/Research Park (BDRP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700010

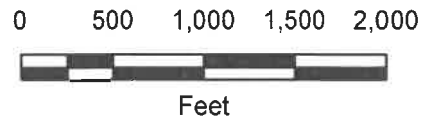
Change # 11

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/RAFAEL RIVERA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700010-DECATUR COMMONS, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 5.7 acres.

Generally located on the northeast corner of Decatur Boulevard and Rafael Rivera Way. MN/pd
(For possible action)

RELATED INFORMATION:

APN:

177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 5.7

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

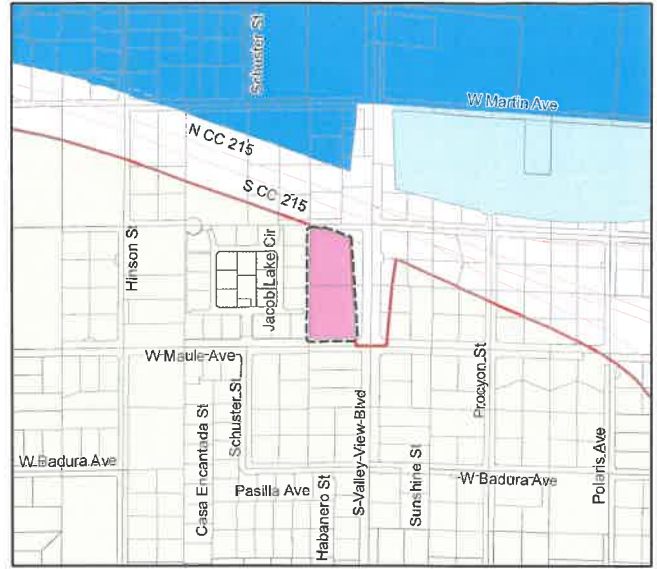
APPLICANT: DECATUR COMMONS, LLC

CONTACT: SCOTT WEBER, DECATUR COMMONS, LLC, 509 HOTEL PLAZA,
BOULDER CITY, NV 89005



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Office Professional (OP)

Comprehensive Planning

Enterprise Planned Land Use

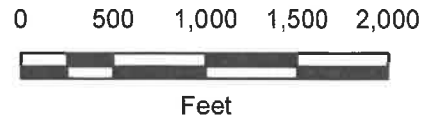
LUP-20-700011

Change # 12

Commission District A



Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700011-VVM, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to OP (Office Professional) on 3.0 acres.

Generally located on the northwest corner of Valley View Boulevard and Maule Avenue. MN/pd
(For possible action)

RELATED INFORMATION:

APN:
177-06-602-025; 177-06-602-029

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

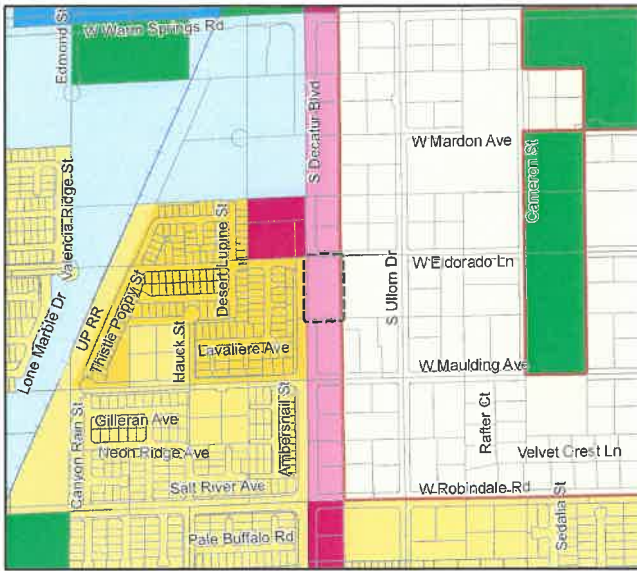
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 3.0

Staff Recommendation
Denial.

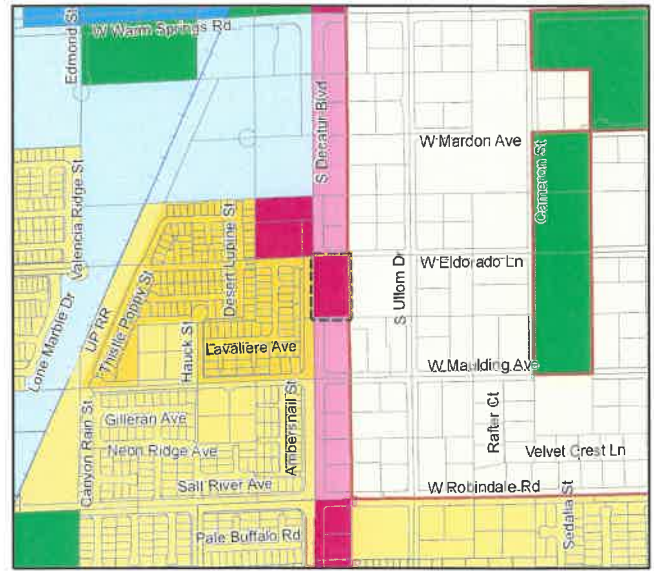
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TIM SHAW
CONTACT: TIM SHAW, SIMPLY VEGAS, 3042 S DURANGO DR, LAS VEGAS, NV 89117



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

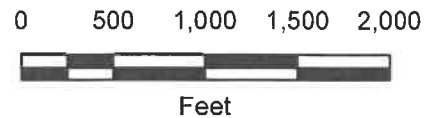
LUP-20-700012

Change # 13

Commission District A

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/ELDORADO LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700012-S DECATUR BLVD TRUST:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.4 acres.

Generally located on the southeast corner of Decatur Boulevard and Eldorado Lane. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-07-201-001

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 1.4

Staff Recommendation

Approval.

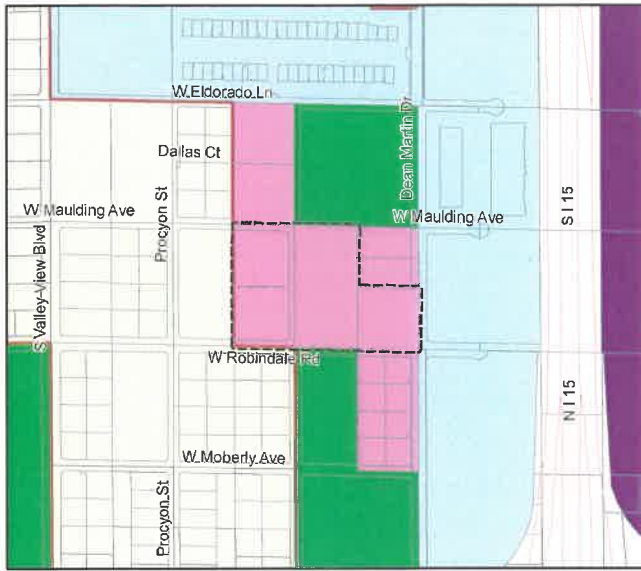
TAB/CAC:

APPROVALS:

PROTEST:

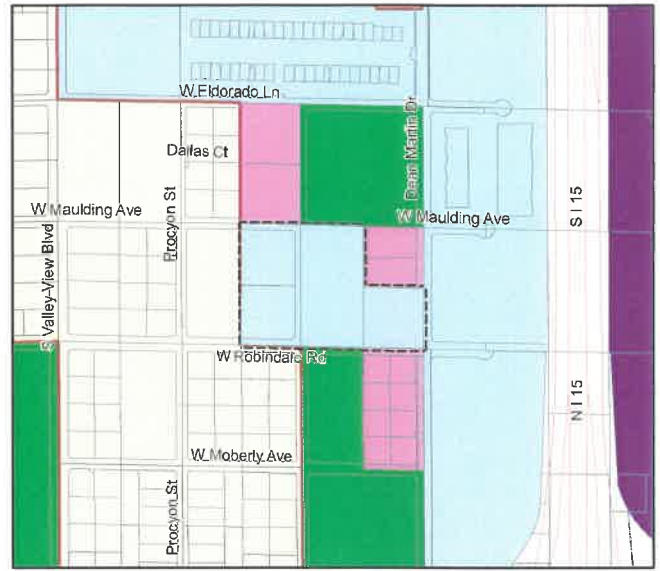
APPLICANT: TOMISLAV BUNTIC

CONTACT: TOMISLAV BUNTIC, REALTY 360, LLC, 8565 S EASTERN AVE, #150, LAS VEGAS, NV 89123



Adopted

Office Professional (OP)



Requested

Business and Design/Research Park (BDRP)

Comprehensive Planning

Enterprise Planned Land Use

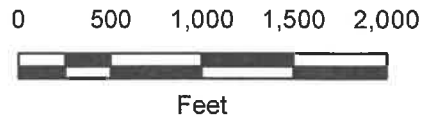
LUP-20-700013

Change # 14

Commission District A



Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DEAN MARTIN DR/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700013-2567 E WASHBURN RD LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to BDRP (Business and Design/Research Park) on 11.6 acres.

Generally located on the northwest corner of Dean Martin Drive and Robindale Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-08-206-002; 177-08-206-003; 177-08-207-001; 177-08-207-003

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 11.6

Staff Recommendation

Approval.

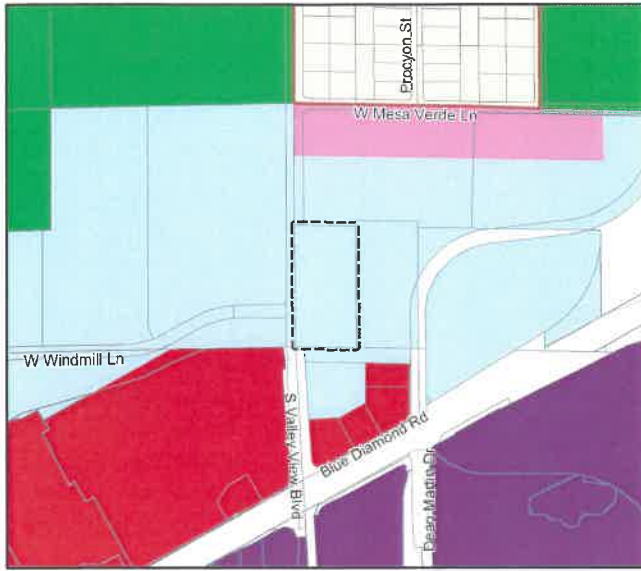
TAB/CAC:

APPROVALS:

PROTEST:

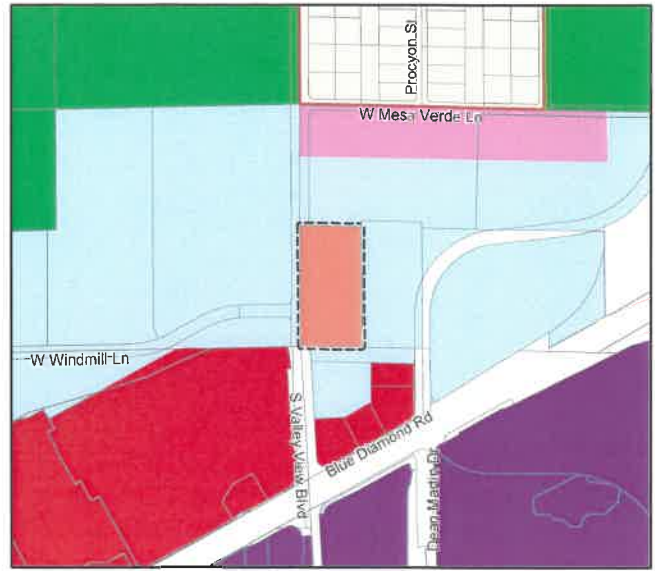
APPLICANT: ANTHONY CELESTE

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR.,
SUITE 650, LAS VEGAS, NV 89135



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700014

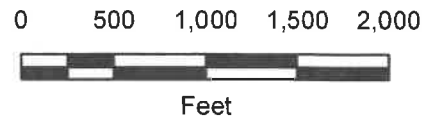
Change # 15

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700014-DIAMOND VALLEY VIEW LTD:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 5.0 acres.

Generally located on the east side of Valley View Boulevard, 675 feet north of Blue Diamond Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-08-401-004

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

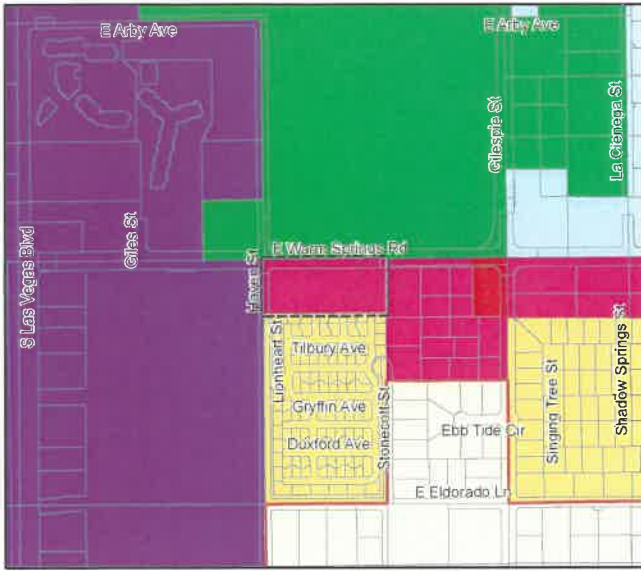
- Commission District: A
- Site Acreage: 5.0

Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

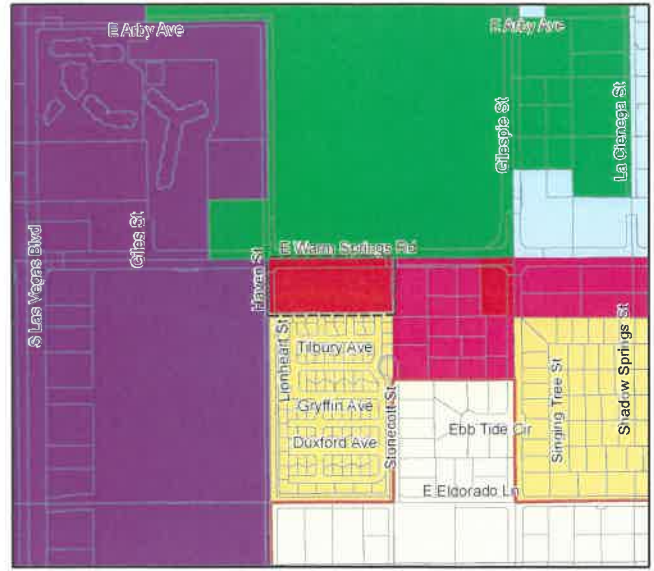
APPLICANT: JENNIFER LAZOVICH

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Adopted

Commercial Neighborhood (CN)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

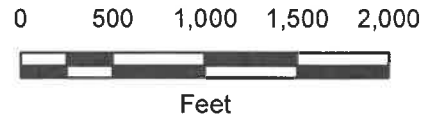
LUP-20-700015

Change # 16

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700015-CCC, LLC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.6 acres.

Generally located on the southeast corner of Haven Street and Warm Springs Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-09-102-002

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

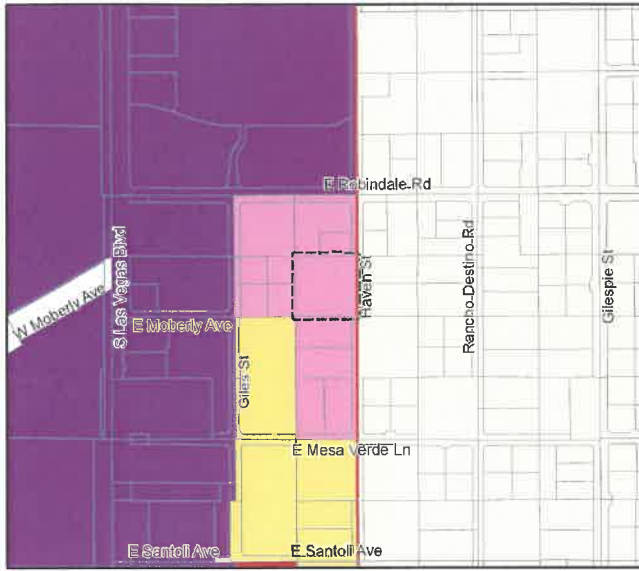
- Commission District: A
- Site Acreage: 3.6

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

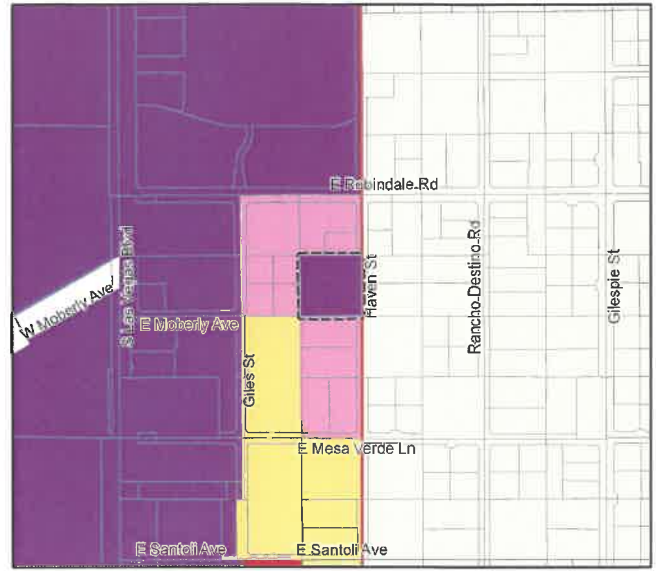
APPLICANT: CCC, LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, #200, LAS VEGAS, NV 89101



Adopted

Office Professional (OP)



Requested

Commercial Tourist (CT)

Comprehensive Planning

Enterprise Planned Land Use

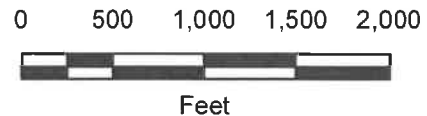
LUP-20-700016

Change # 17

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/MOBERLY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700016-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION TRUST:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 2.5 acres.

Generally located on the northwest corner of Haven Street and Moberly Avenue (alignment).
MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-09-302-008

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.5

Staff Recommendation

Denial

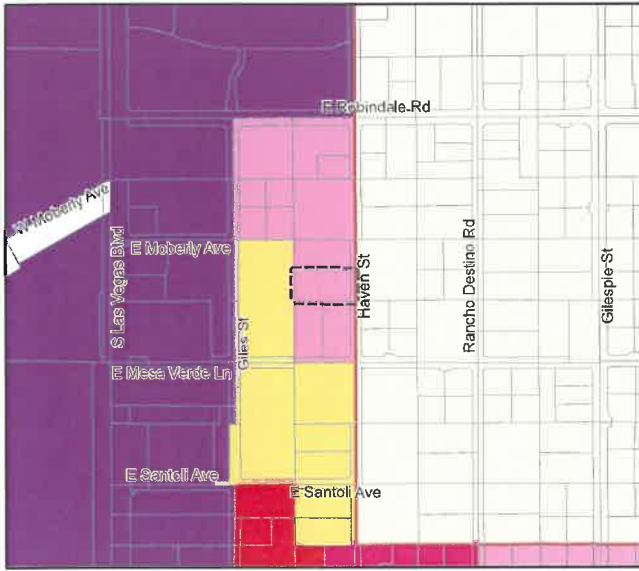
TAB/CAC:

APPROVALS:

PROTEST:

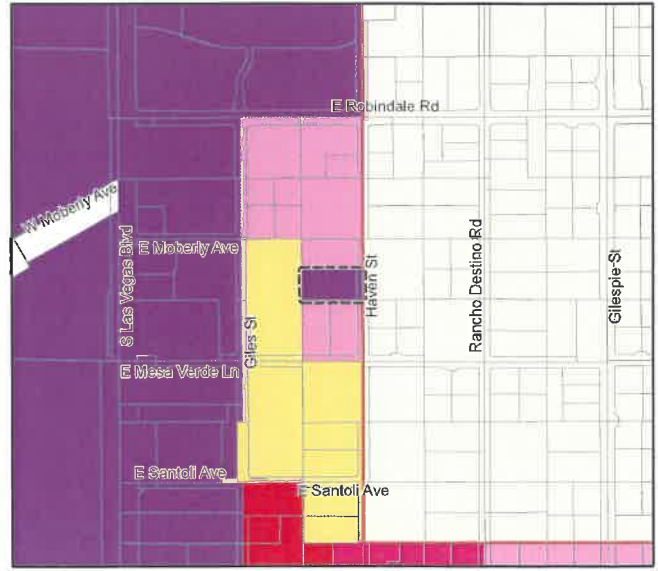
APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BLVD,
#1203, LOS ANGELES, CA 90024



Adopted

Office Professional (OP)



Requested

Commercial Tourist (CT)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700017

Change # 18

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**LUP-20-700017-HINES FAMILY REVOCABLE LIVING TRUST & HINES JOHN
PHILLIP & MICHELE RENE TRS:**

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.1 acres.

Generally located on the west side of Haven Street, 300 feet north of Mesa Verde Lane. MN/pd
(For possible action)

RELATED INFORMATION:

APN:

177-09-302-012

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 1.1

Staff Recommendation

Denial.

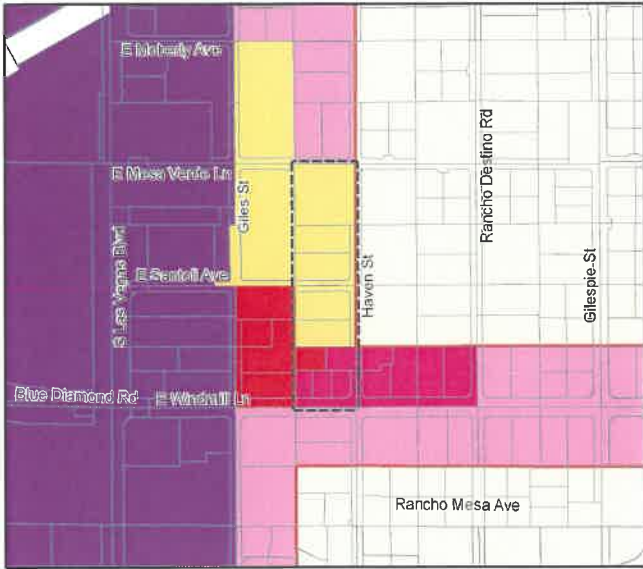
TAB/CAC:

APPROVALS:

PROTEST:

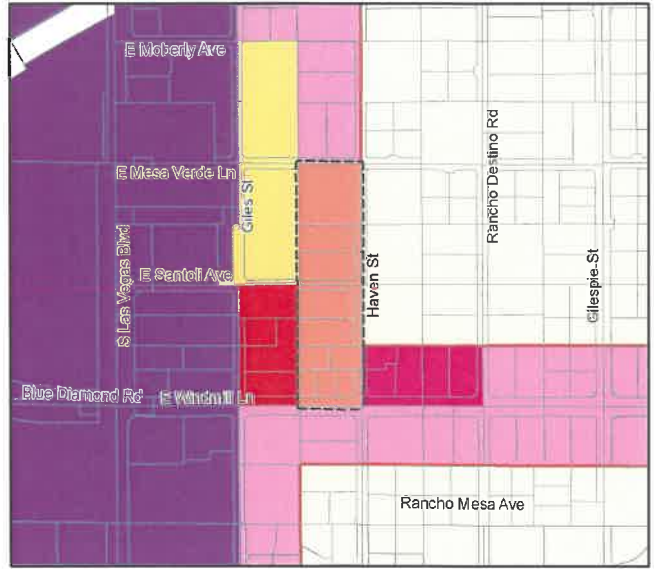
APPLICANT: JOHN HINES

CONTACT: JOHN HINES, 7845 HAVEN ST, LAS VEGAS, NV 89123



Adopted

- Commercial General (CG)
- Commercial Neighborhood (CN)
- Residential Suburban (RS)



Requested

- Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

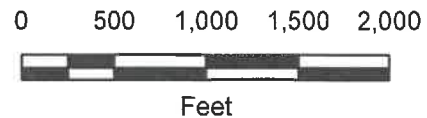
LUP-20-700018

Change # 19

Commission District A

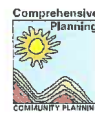


Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/WINDMILL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700018-ABC HAVEN WEST INC:

LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General), CN (Commercial Neighborhood), and RS (Residential Suburban) to RH (Residential High) on 9.0 acres.

Generally located on the west side of Haven Street, and on the north and south sides of Santoli Avenue (alignment). MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-09-401-009; 177-09-401-012; 177-09-401-016 through 177-09-401-017; 177-09-401-021 through 177-09-401-023; 177-09-402-002; 177-09-402-004 through 177-09-402-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL
ENTERPRISE - COMMERCIAL NEIGHBORHOOD
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 9.0

Staff Recommendation

Denial.

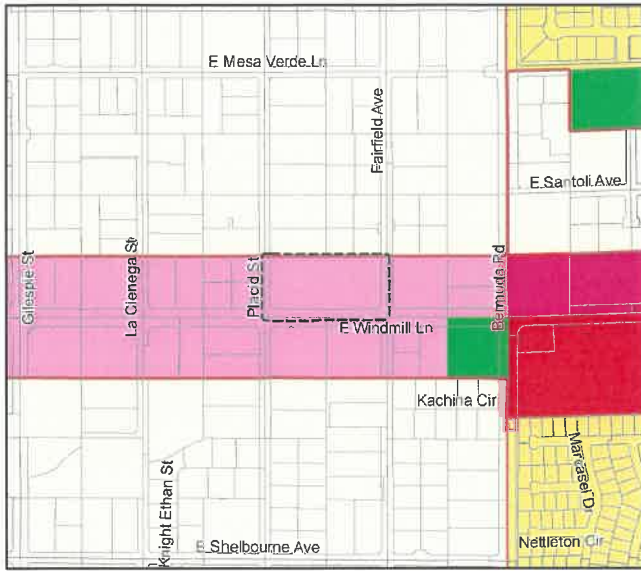
TAB/CAC:

APPROVALS:

PROTEST:

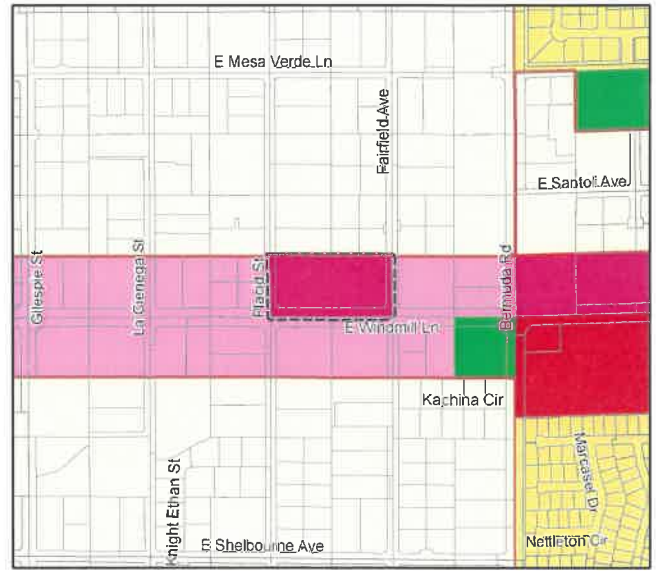
APPLICANT: ANTHONY CELESTE

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

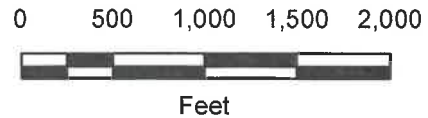
LUP-20-700019

Change # 20

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WINDMILL LN/PLACID ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700019-LILY PARADISE, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 3.9 acres.

Generally located on the northeast corner of Windmill Lane and Placid Street. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-09-810-001

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

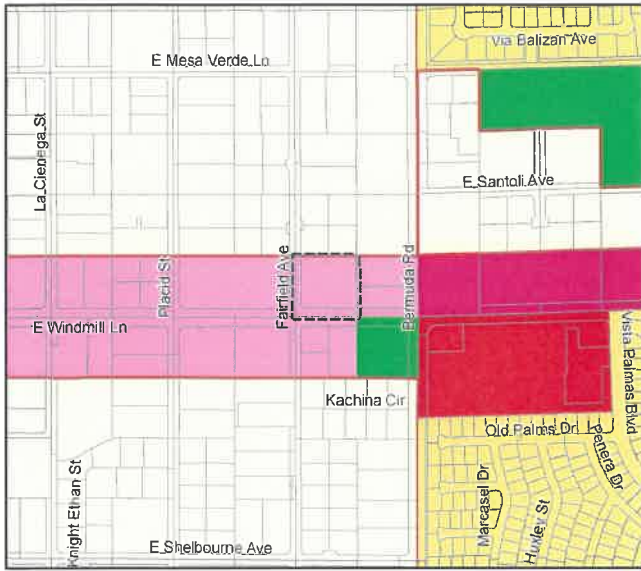
- Commission District: A
- Site Acreage: 3.9

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

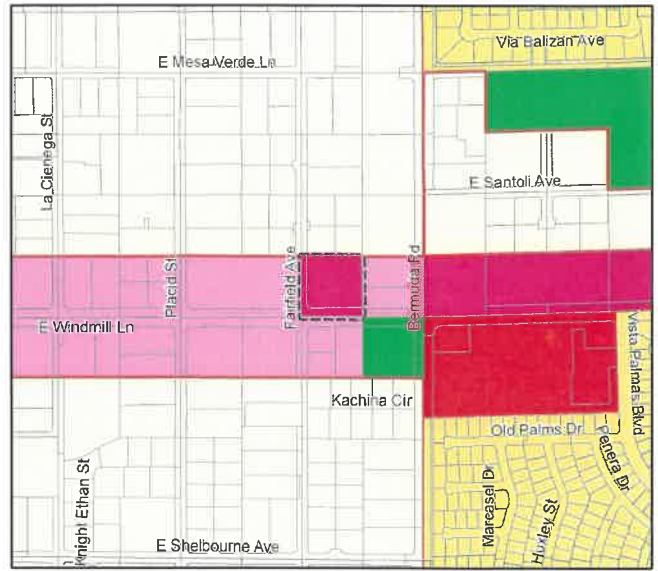
APPLICANT: ELISHA SCROGUM

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700020

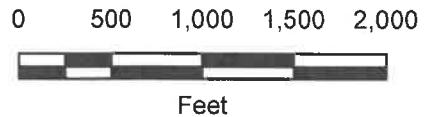
Change # 21

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

FAIRFIELD AVE/WINDMILL LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700020-370 EAST WINDMILL INVESTOR, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.9 acres.

Generally located on the northeast corner of Fairfield Avenue and Windmill Lane. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-09-804-009

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 1.9

Staff Recommendation

Approval.

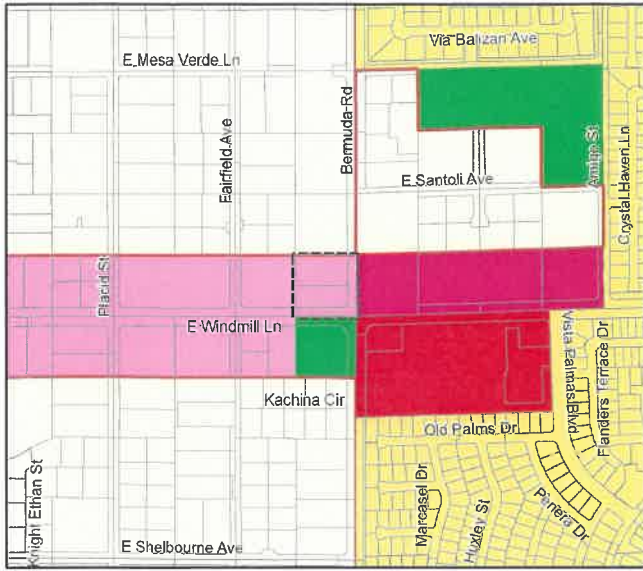
TAB/CAC:

APPROVALS:

PROTEST:

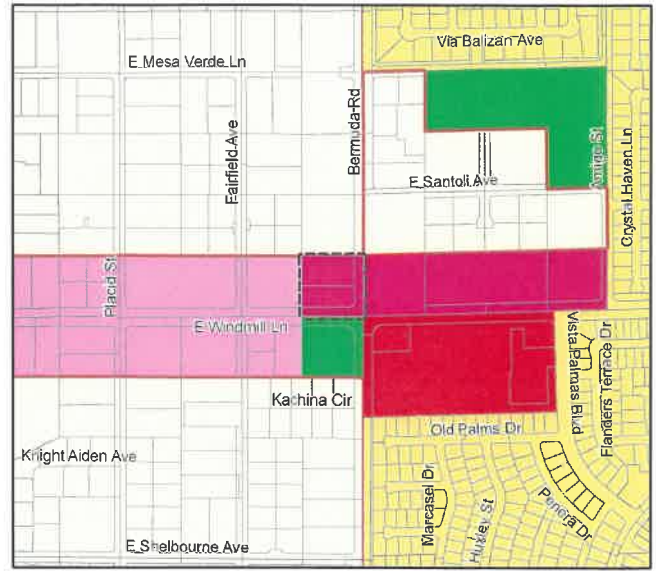
APPLICANT: ELISHA SCROGUM

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD. SUITE 100, LAS VEGAS, NV 89118



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

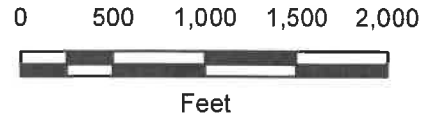
LUP-20-700021

Change # 22

Commission District A

- | | |
|---|--|
|  Open Lands |  Residential High Rise Center Greater than 32 du/1 ac |
|  Residential Rural Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban Up to 8 du/1 ac |  Business and Design Research Park |
|  Residential Medium Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BERMUDA RD/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700021-LOBEL TRUST & LOBEL STUART D & MARY TRS:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 1.8 acres.

Generally located on the northwest corner of Bermuda Road and Windmill Lane. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-09-804-010; 177-09-804-011

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 1.8

Staff Recommendation

Approval.

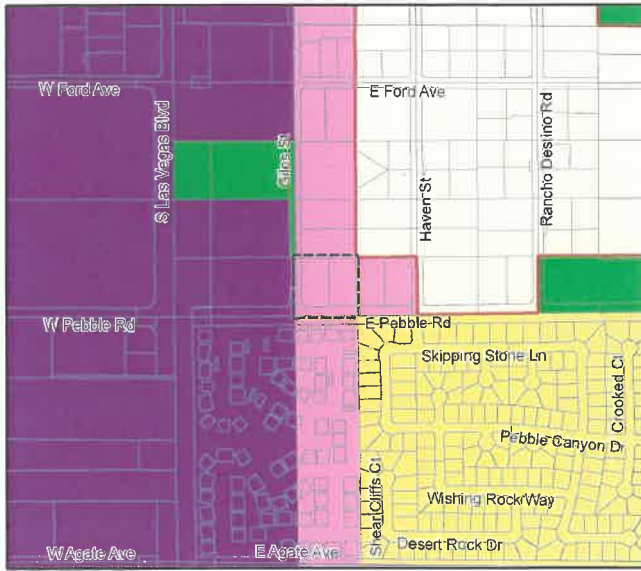
TAB/CAC:

APPROVALS:

PROTEST:

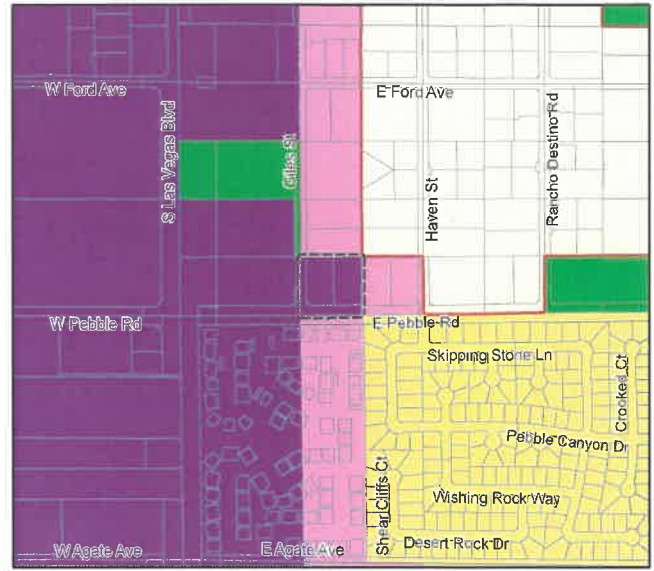
APPLICANT: ELISHA SCROGUM

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Office Professional (OP)



Requested

Commercial Tourist (CT)

Comprehensive Planning

Enterprise Planned Land Use

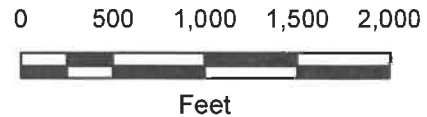
LUP-20-700022

Change # 23

Commission District A

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/GILES ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700022-AYB INVESTMENTS, LLC & NEWMAN DAVID:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CT (Commercial Tourist) on 1.8 acres.

Generally located on the northeast corner of Pebble Road and Giles Street. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-16-405-009; 177-16-405-010

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 1.8

Staff Recommendation

Denial.

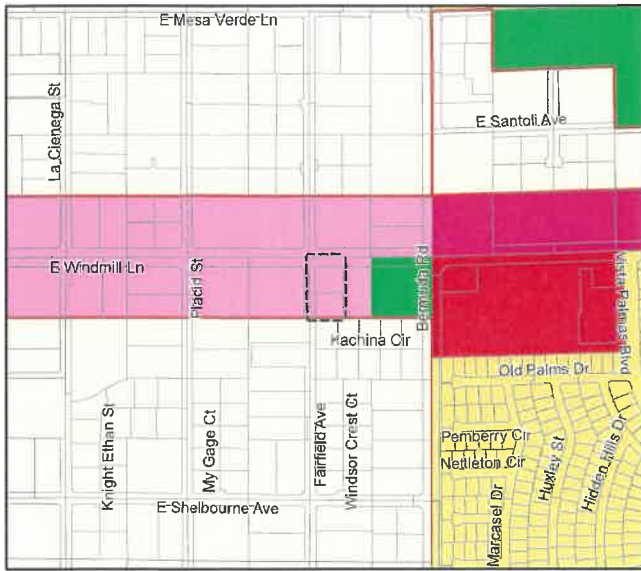
TAB/CAC:

APPROVALS:

PROTEST:

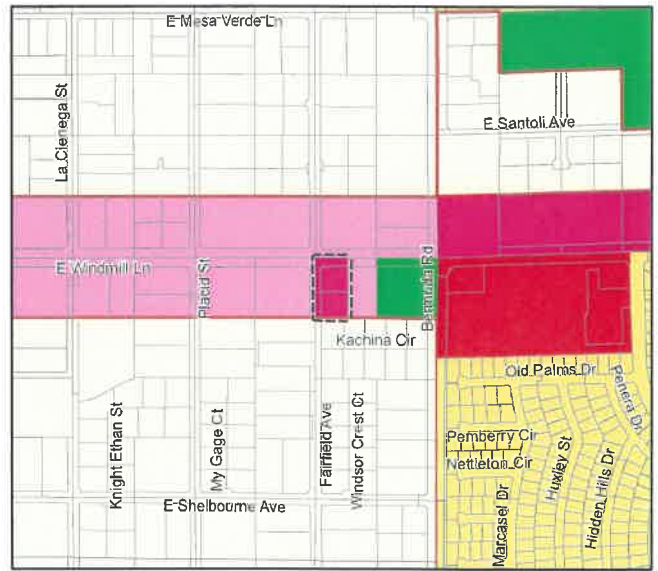
APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

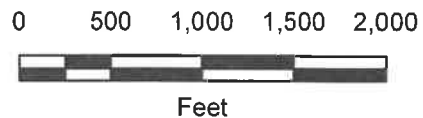
LUP-20-700023

Change # 24

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WINDMILL LN/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700023-DAYANI DAVOUD & SHAHIN TRUST:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 0.9 acres.

Generally located on the southeast corner of Windmill Lane and Fairfield Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-16-501-003; 177-16-501-014

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 0.9

Staff Recommendation

Approval.

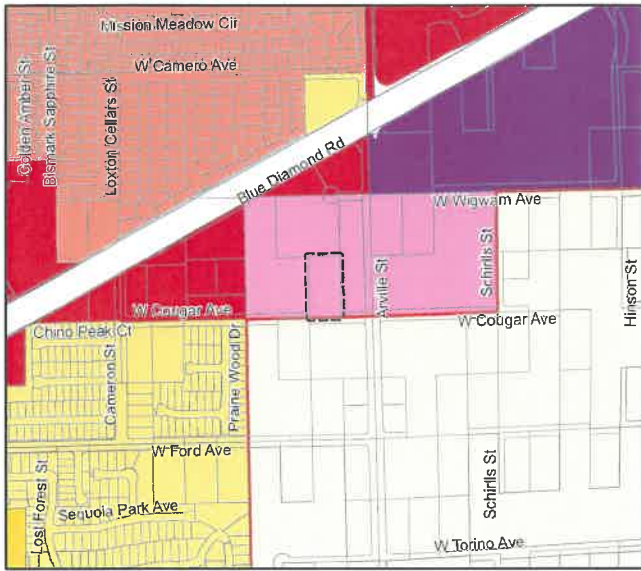
TAB/CAC:

APPROVALS:

PROTEST:

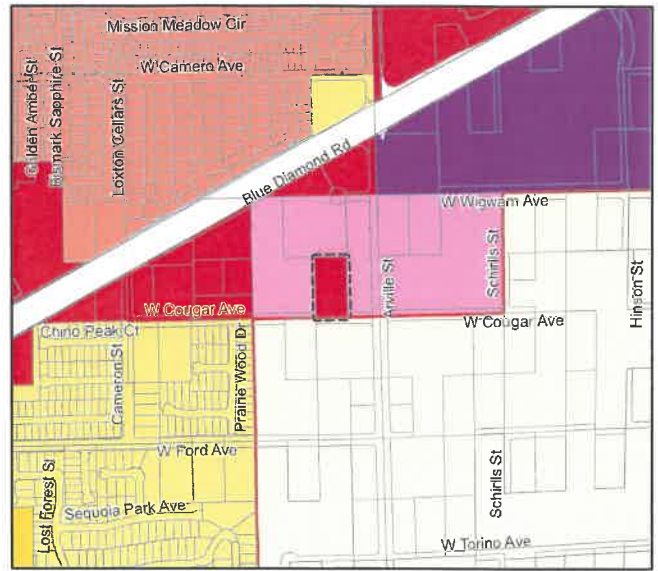
APPLICANT: SHAHIN DAYANI

CONTACT: SHAHIN DAYANI, 4751 WILSHIRE BLVD, SUITE 203, LOS ANGELES, CA 90010



Adopted

Office Professional (OP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

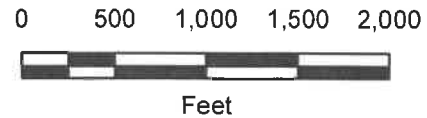
LUP-20-700024

Change # 25

Commission District F



Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

COUGAR AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700024-CHAMPERY REAL ESTATE 2015, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.2 acres.

Generally located on the north side of Cougar Avenue, 300 feet west of Arville Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-18-303-006

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval.

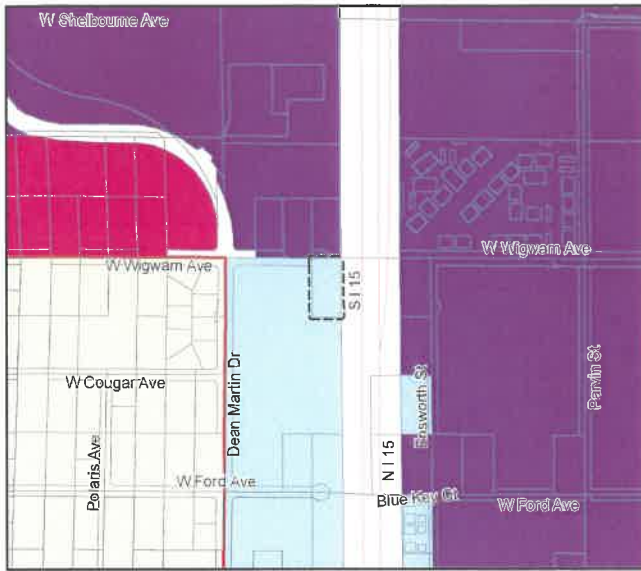
TAB/CAC:

APPROVALS:

PROTEST:

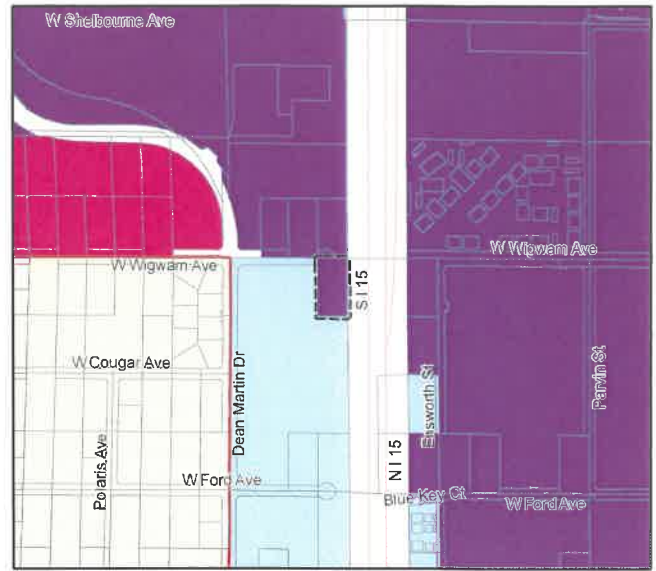
APPLICANT: RUSS ROOHANI

CONTACT: RUSS ROOHANI, DESERT AUTO TRADER, LLC, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134



Adopted

Business and Design/Research Park (BDRP)



Requested

Commercial Tourist (CT)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700025

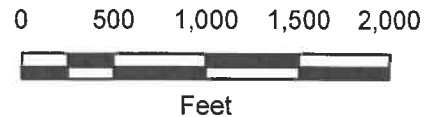
Change # 26

Commission District F



Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WIGWAM AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700025-WIGWAM ROUTE 15-1 25, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CT (Commercial Tourist) on 1.2 acres.

Generally located on the south side of Wigwam Avenue, 430 feet east of Dean Martin Drive. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
177-17-304-002

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

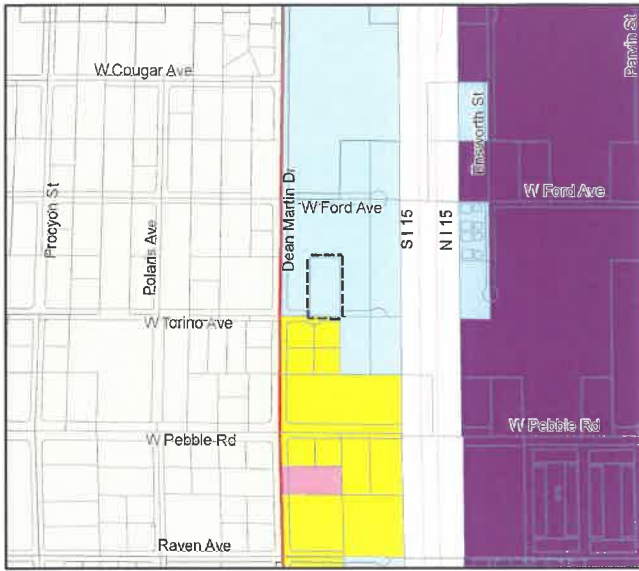
- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

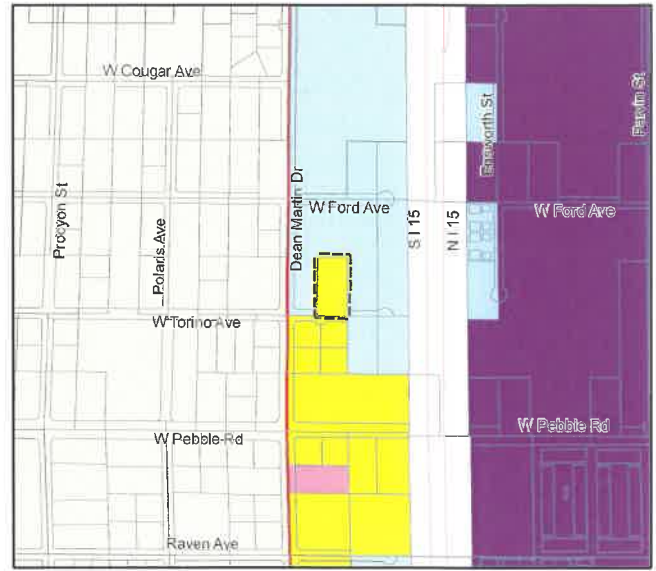
APPLICANT: BOB GRONAUER

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

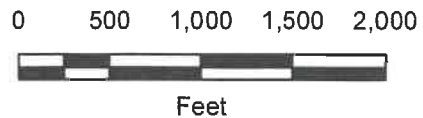
LUP-20-700027

Change # 28

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TORINO AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700027-INDUSTRIAL TORINO 1 25, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RL (Residential Low) on 1.2 acres.

Generally located on the north side of Torino Avenue, 125 feet east of Dean Martin Drive. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
177-17-404-003

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

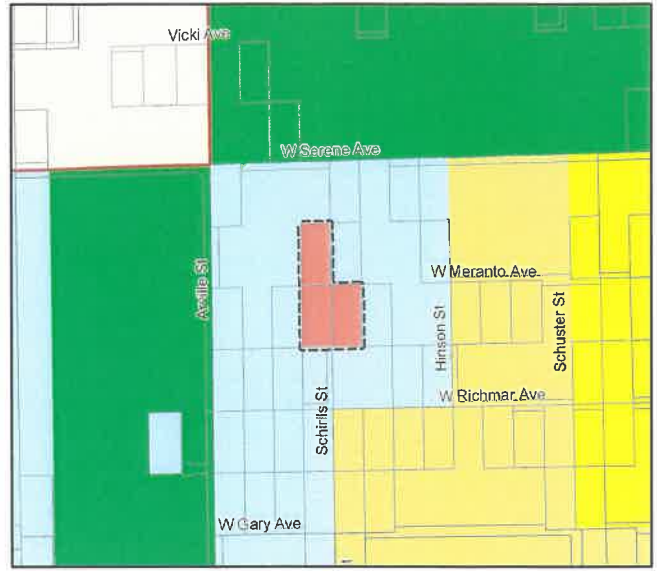
APPLICANT: BOB GRONAUER

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

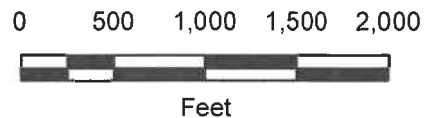
LUP-20-700028

Change # 29

Commission District F



Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700028-AYB INVESTMENTS, LLC & NEMAN DAVID & LISA:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 3.7 acres.

Generally located on the north and south sides of the Meranto Avenue (alignment), 460 feet east of Arville Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-19-701-007; 177-19-701-013 through 177-19-701-014

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 3.7

Staff Recommendation

Denial.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Residential Suburban (RS)



Requested

Business and Design/Research Park (BDRP)

Comprehensive Planning

Enterprise Planned Land Use

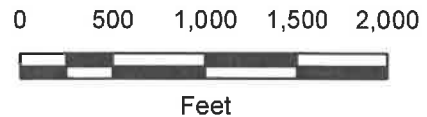
LUP-20-700029

Change # 30

Commission District F



Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SERENE AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700029-NIRVAANA, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 1.2 acres.

Generally located on the southeast corner of Meranto Avenue (alignment) and Hinson Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-19-704-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

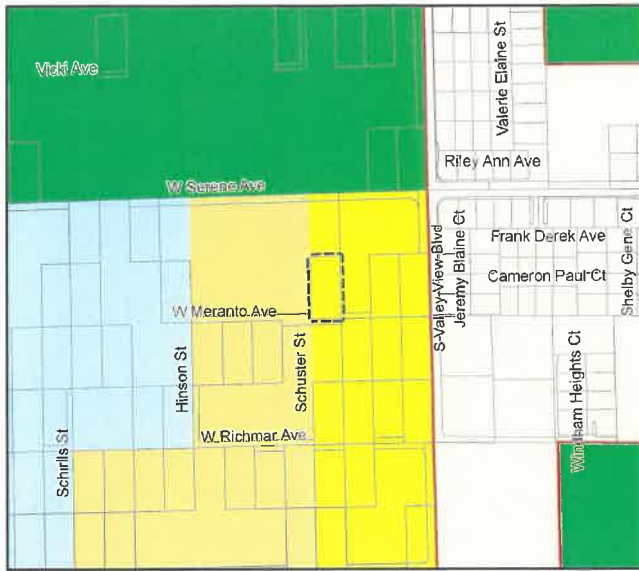
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Approval.

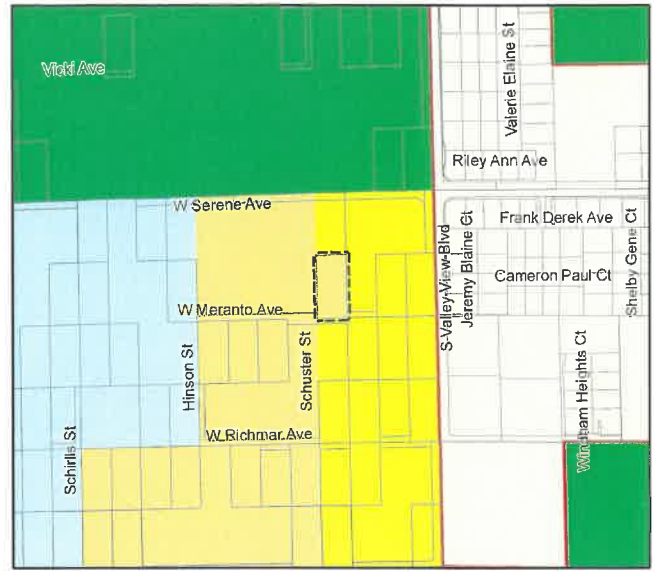
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JESSE SINGH
CONTACT: JESSE SINGH, NIRVAANA, LLC, 1736 E. CHARLESTON BOULEVARD,
#314, LAS VEGAS, NV 89104



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

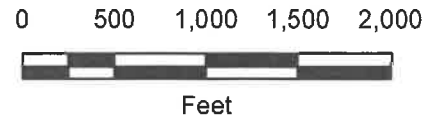
LUP-20-700030

Change # 31

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SERENE AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700030-MIRANTO SCHUSTER 1 25, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres.

Generally located on the northeast corner of Schuster Street (alignment) and Meranto Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-19-703-002

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary

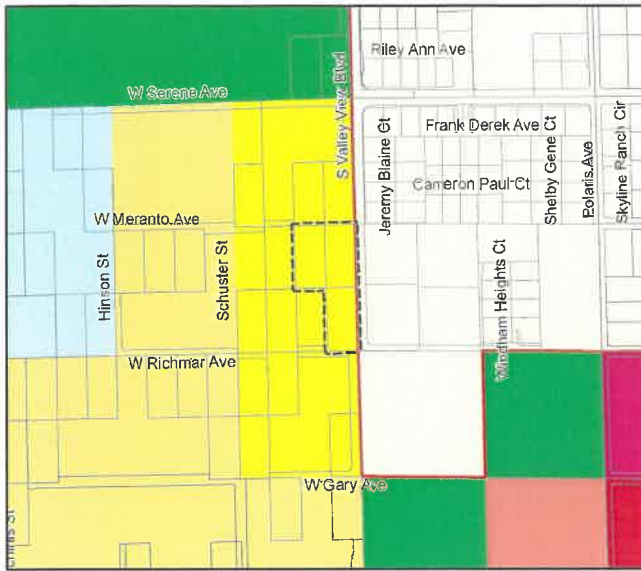
- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

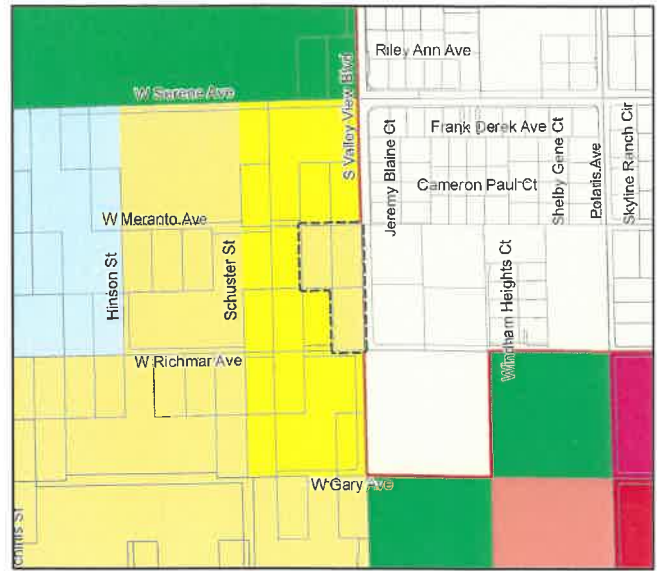
APPLICANT: BOB GRONAUER

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700031

Change # 32

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700031-IOVINIO CARMEN & PINE MEADOWS LP:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 3.7 acres.

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

177-19-703-007; 177-19-703-008; 177-19-703-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 3.7

Staff Recommendation

Approval.

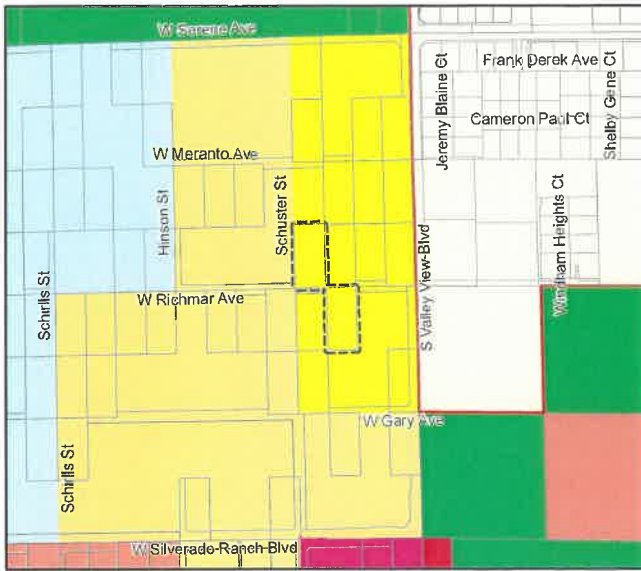
TAB/CAC:

APPROVALS:

PROTEST:

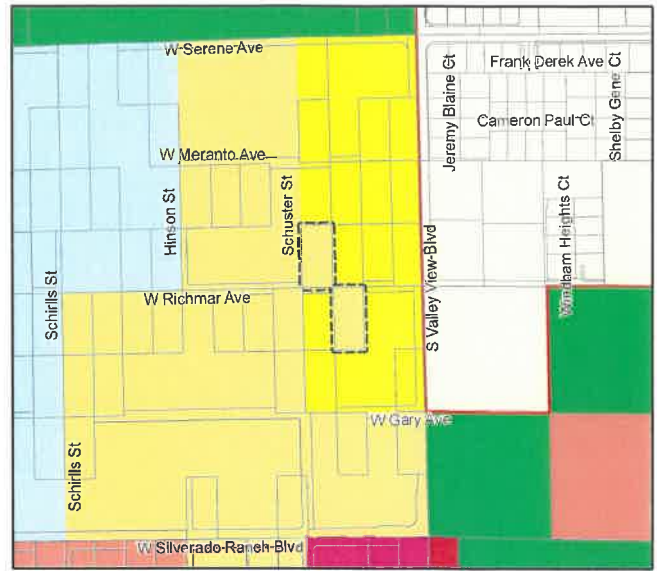
APPLICANT: CARMEN LOVINO

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

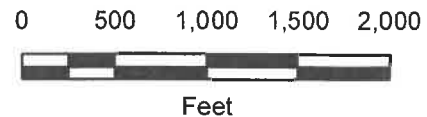
LUP-20-700032

Change # 33

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700032-LAS VEGAS BLVD AT TOWN SQUARE LTD:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the north side of Richmar Avenue, 500 feet west of Valley View Boulevard, and on the south side of Richmar Avenue, 330 feet west of Valley View Boulevard. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-19-703-009; 177-19-802-006

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation

Approval.

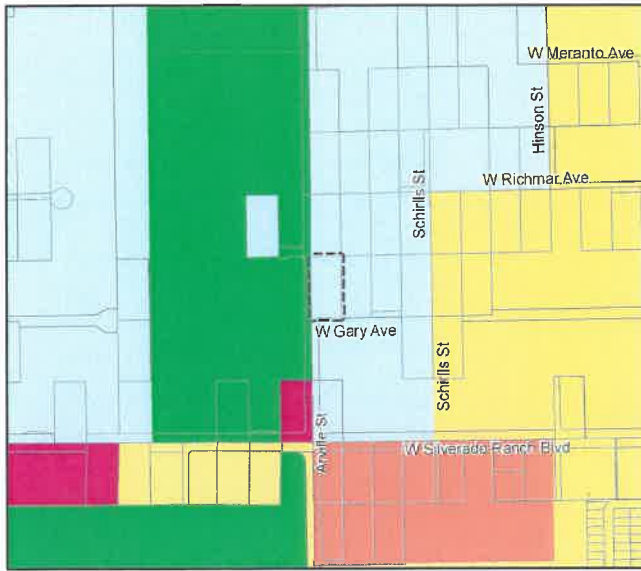
TAB/CAC:

APPROVALS:

PROTEST:

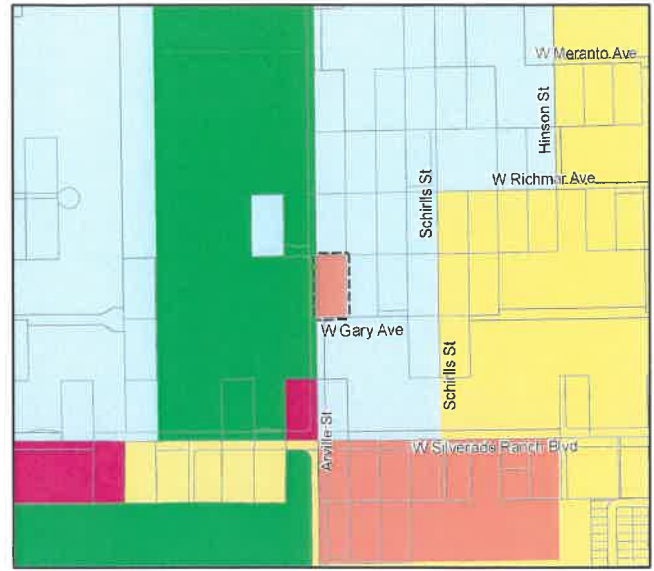
APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700033

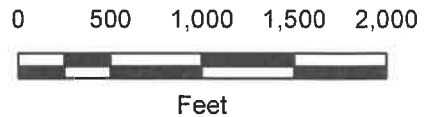
Change # 34

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/GARY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700033-STONEGATE PROPERTY HOLDINGS, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRR (Business and Design/Research Park) to RH (Residential High) on 1.2 acres.

Generally located on the northeast corner of Arville Street and Gary Avenue (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

177-19-801-009

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval.

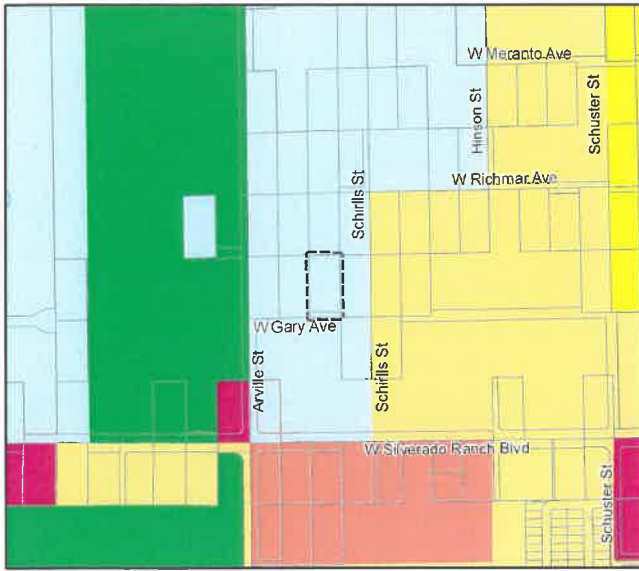
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

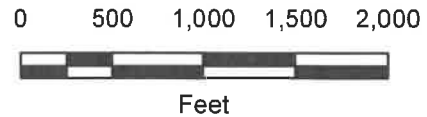
LUP-20-700034

Change # 35

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/GARY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700034-AYB INVESTMENTS, LLC & LARIAN HOMAYOUN DECLARATION

TR:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RH (Residential High) on 1.1 acres.

Generally located on the north side of Gary Avenue (alignment), 330 feet east of Arville Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-19-801-011

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.1

Staff Recommendation

Approval.

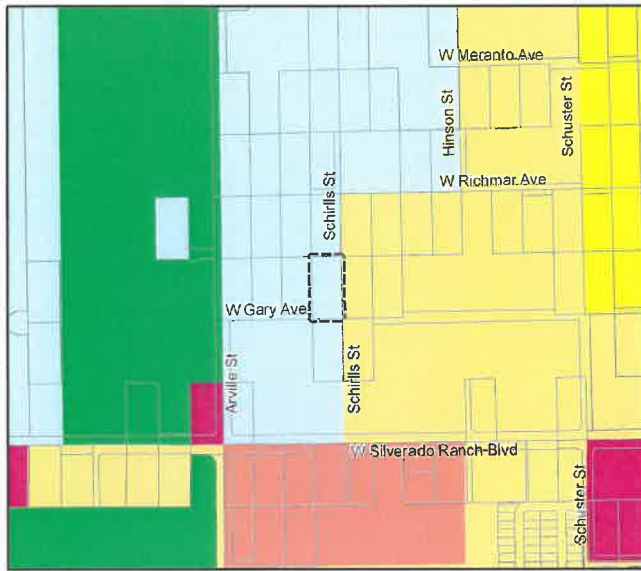
TAB/CAC:

APPROVALS:

PROTEST:

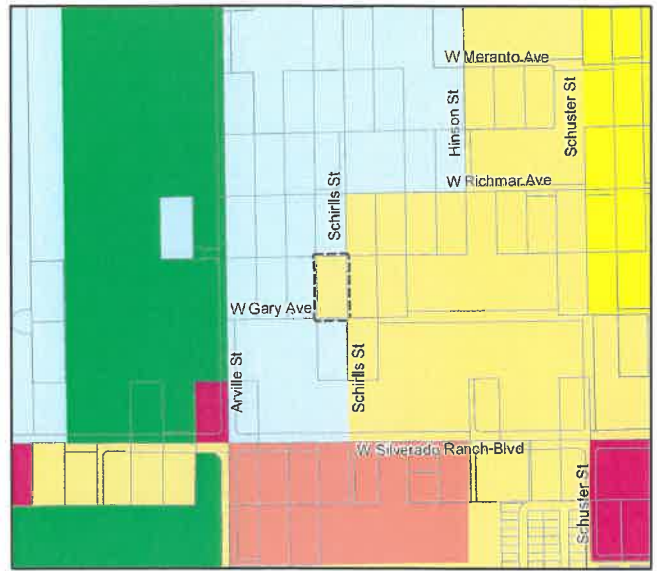
APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

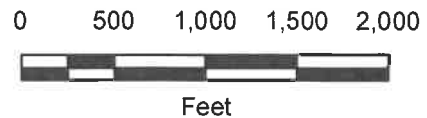
LUP-20-700035

Change # 36

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SCHIRLLS ST/GARY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700035-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RS (Residential Suburban) on 1.2 acres.

Generally located on the northwest corner of Schirlls Street (alignment) and Gary Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-19-801-012

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval.

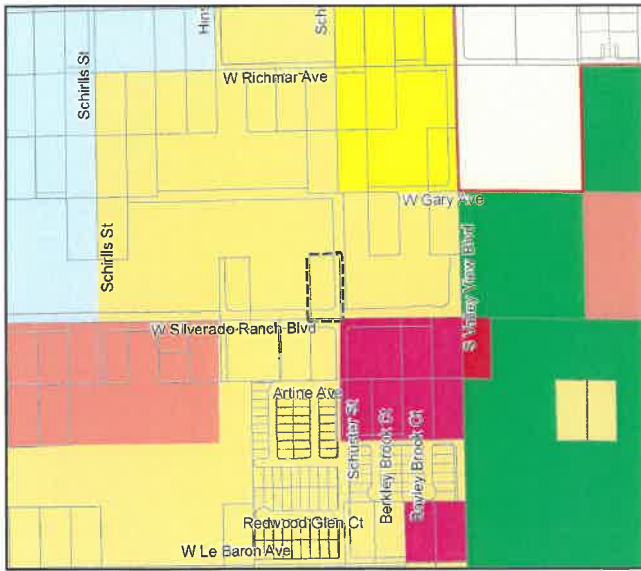
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APPROVALS:

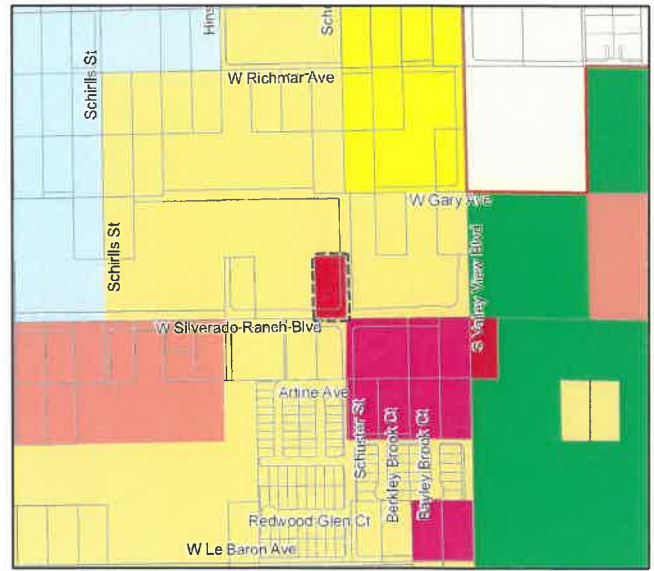
PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted
Residential Suburban (RS)



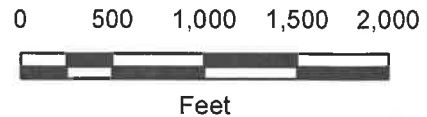
Requested
Commercial General (CG)

Comprehensive Planning
Enterprise Planned Land Use
LUP-20-700036
Change # 37
Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated hereon.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/SCHUSTER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700036-MARCH DALENE WANDA & WHITELEY FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.8 acres.

Generally located on the northwest corner of Silverado Ranch Boulevard and Schuster Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-19-803-003

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 0.8

Staff Recommendation

Denial.

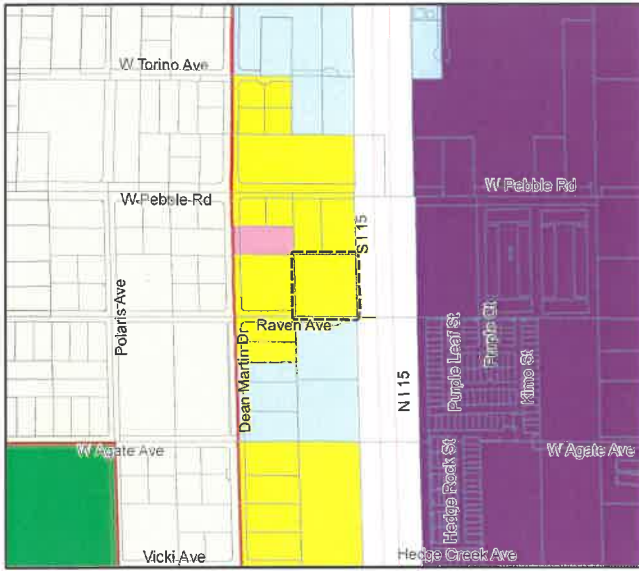
TAB/CAC:

APPROVALS:

PROTEST:

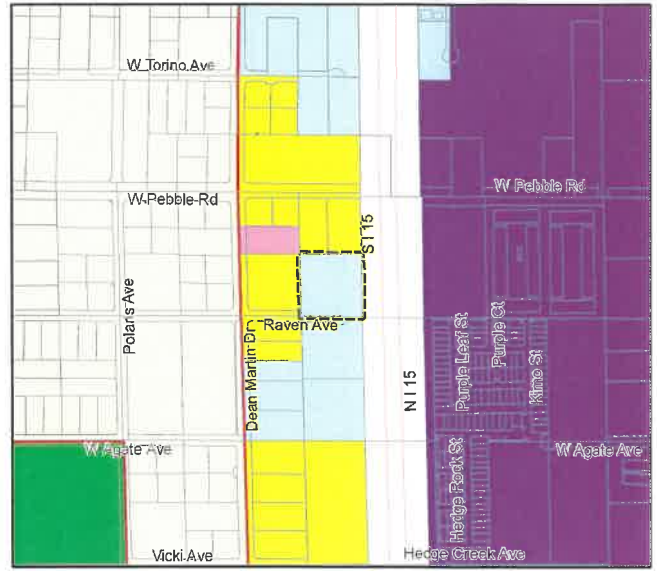
APPLICANT: DALENE WHITELEY

CONTACT: DALENE WHITELEY, C/O WHITELEY FAMILY TRUST, 15201 COVINGTON ST, TUSTIN, CA 92782



Adopted

Residential Low (RL)



Requested

Business and Design/Research Park (BDRP)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700037

Change # 38

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RAVEN AVE/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700037-DEAN MARTIN STORAGE, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to BDRP (Business and Design/Research Park) on 2.5 acres.

Generally located on the north side of Raven Avenue (alignment), 300 feet east of Dean Martin Drive. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-20-104-007

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TIMOTHY WILKINS
CONTACT: TIMOTHY WILKINS, 7001 CASA ENCANTADA, LAS VEGAS, NV 89118



Adopted

Residential Low (RL)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700038

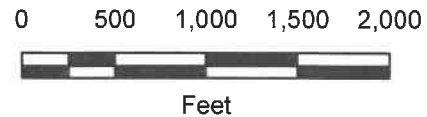
Change # 39

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DEAN MARTIN DR/VICKI AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**LUP-20-700038-INTERSTATE 10 IRREVOCABLE BUSINESS TRUST ETAL & SHAFER
CLAIR A SEPERATE PROPERTY TRUST:**

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 4.6 acres.

Generally located on the northeast and southeast corners of Dean Martin Drive and Vicki Avenue.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-005 through 177-20-204-007; 177-20-204-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 4.6

Staff Recommendation

Denial.

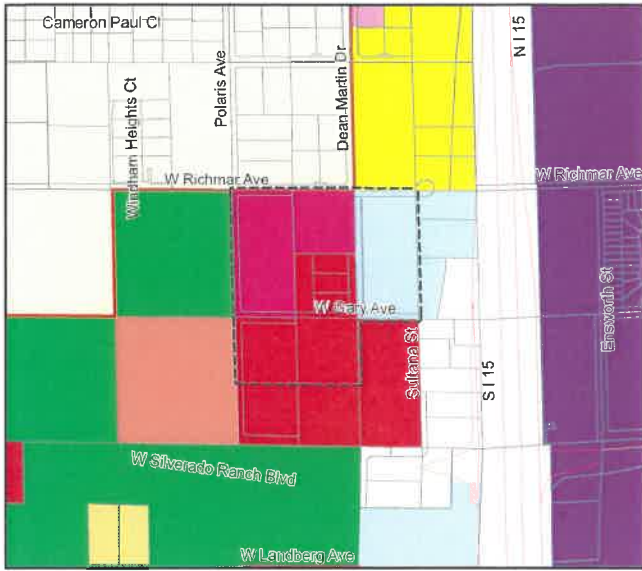
TAB/CAC:

APPROVALS:

PROTEST:

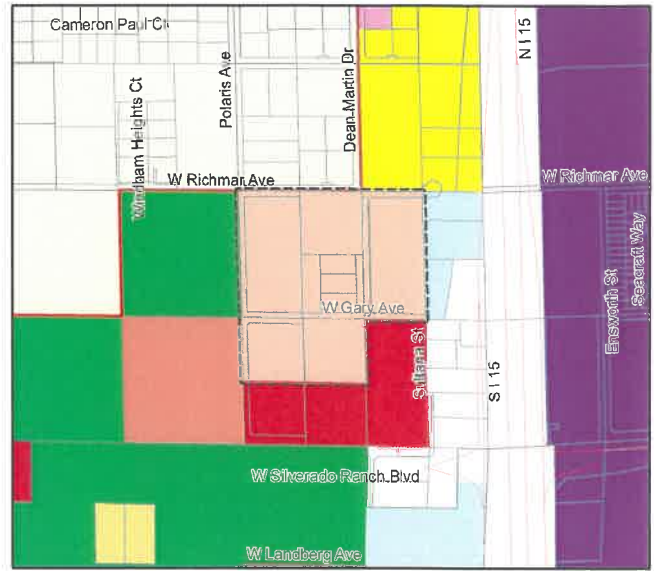
APPLICANT: INTERSTATE 10 IRREVOCABLE BUSINESS TRUST

CONTACT: INTERSTATE 10 IRREVOCABLE BUSINESS TRUST, 6325 JONES BLVD,
#500, LAS VEGAS, NV 89118



Adopted

Business and Design/Research Park (BDRP)
 Commercial General (CG)
 Commercial Neighborhood (CN)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

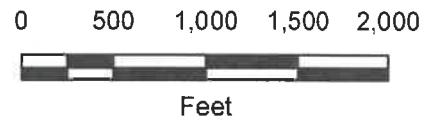
LUP-20-700039

Change # 40

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only.
 No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



LAND USE PLAN UPDATE
(ENTERPRISE)

DEAN MARTIN DR/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700039-SILVERADO INTERCHANGE, LLC & LEXILAND, LLC:

LAND USE PLAN to redesignate the existing land use categories from CN (Commercial Neighborhood), CG (Commercial General), and BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 17.2 acres.

Generally located on the southeast and southwest corner of Dean Martin Drive and Richmar Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-20-402-002; 177-20-402-006 through 177-20-402-009; 177-20-402-011, 177-20-402-012 ptn and 013 ptn; 177-20-403-001

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 17.2

Staff Recommendation

Denial.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Residential Suburban (RS)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

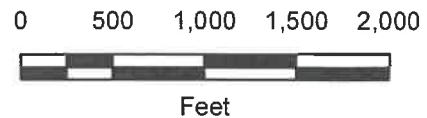
LUP-20-700103

Change # 103

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700103-DOUBLE UP PROPERTIES, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres.

Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-103-002

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

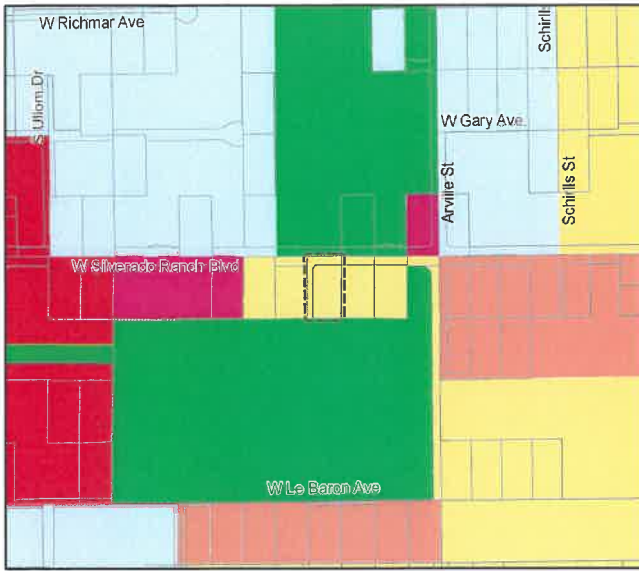
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.2

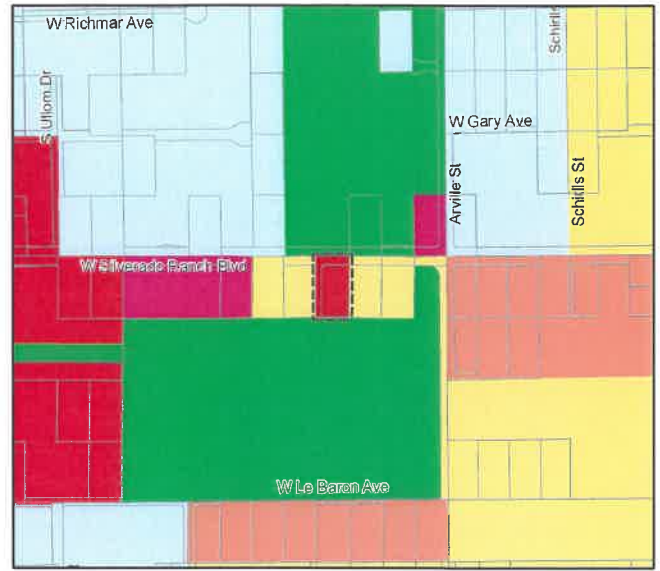
Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LESLIE NIELSEN
CONTACT: LESLIE NIELSEN, 12025 WHITEHILLS ST, LAS VEGAS, NV 89141



Adopted
Residential Suburban (RS)



Requested
Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

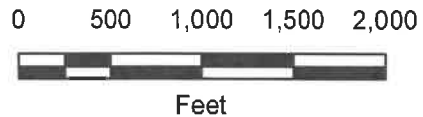
LUP-20-700104

Change # 104

Commission District F

- | | | | |
|---|--|---|---|
|  | Open Lands |  | Residential High Rise Center
Greater than 32 du/1 ac |
|  | Residential Rural
Up to 0.5 du/1 ac |  | Agricultural |
|  | Residential Agricultural
Up to 1 du/1 ac |  | Office Professional |
|  | Rural Neighborhood Preservation
Up to 2 du/1 ac |  | Commercial Neighborhood |
|  | Rural Neighborhood
Up to 2.5 du/1 ac |  | Commercial General |
|  | Residential Low
Up to 3.5 du/1 ac |  | Commercial Tourist |
|  | Residential Suburban
Up to 8 du/1 ac |  | Business and Design
Research Park |
|  | Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  | Industrial |
|  | Residential High
Up to 8 du/1 ac to 18 du/1 ac |  | Heavy Industrial |
|  | Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  | Public Facilities |
| | |  | Institutional |
| | |  | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700104-JENSEN PETER L & SHERRY A:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 0.9 acres.

Generally located on the south side of Silverado Ranch Boulevard, 500 feet west of Arville Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-104-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

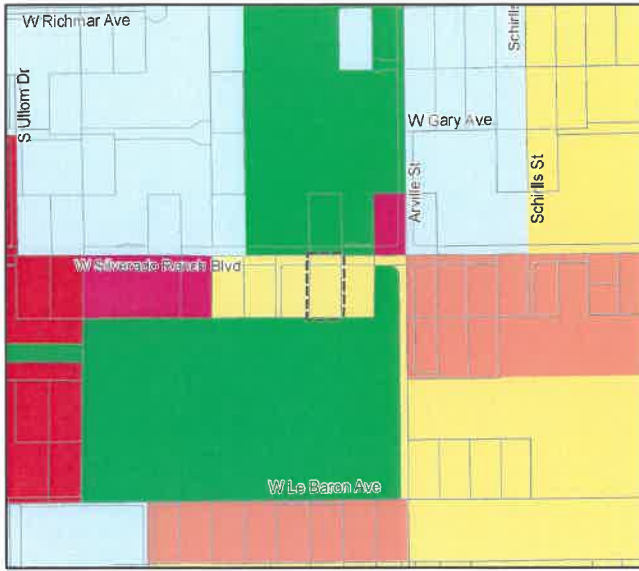
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 0.9

Staff Recommendation
Approval.

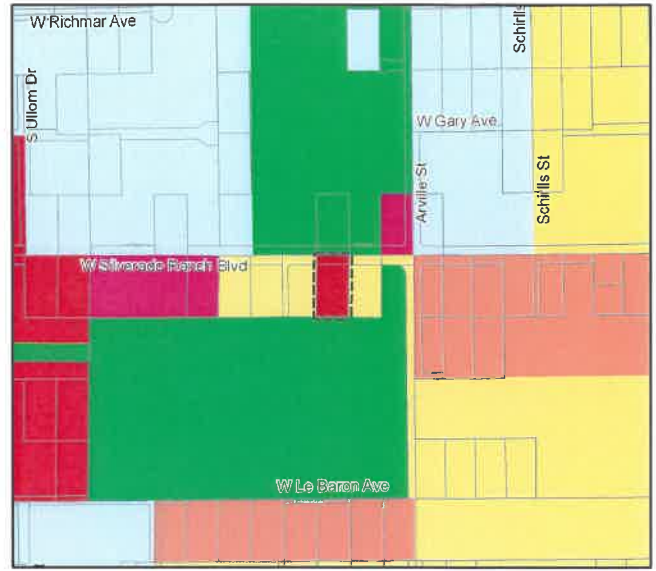
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PETER JENSEN
CONTACT: PETER JENSEN, 10665 GILESPIE ST, LAS VEGAS, NV 89183



Adopted

Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

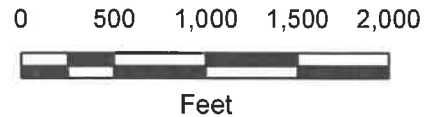
LUP-20-700105

Change # 105

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700105-LAND WIND, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre.

Generally located on the south side of Silverado Ranch Boulevard, 315 feet west of Arville Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-104-002

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

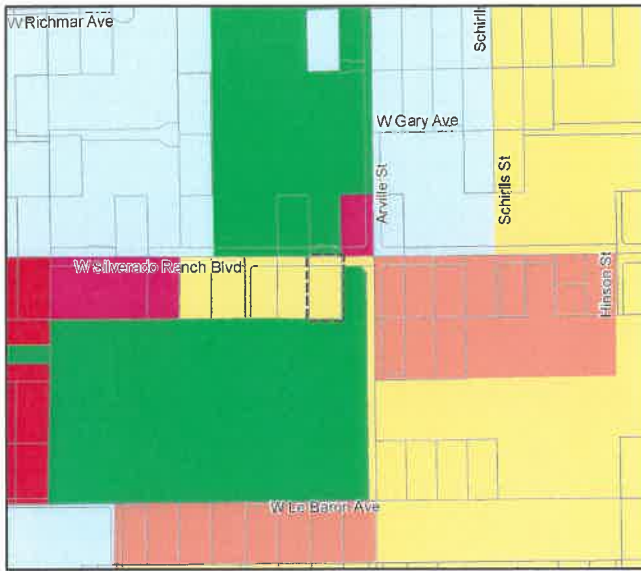
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.0

Staff Recommendation
Approval.

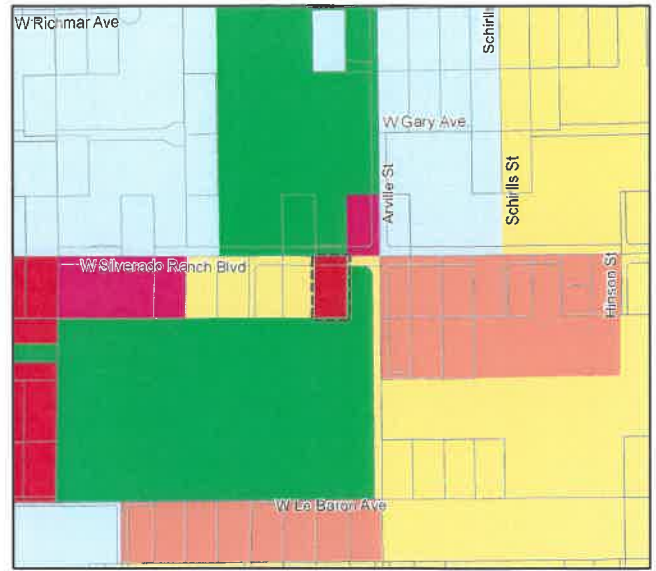
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

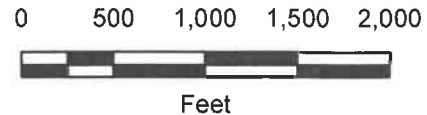
LUP-20-700106

Change # 106

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700106-FORUZAN GHODRATOLLAH:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.0 acre.

Generally located on the south side of Silverado Ranch Boulevard, 140 feet west of Arville Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-104-003

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

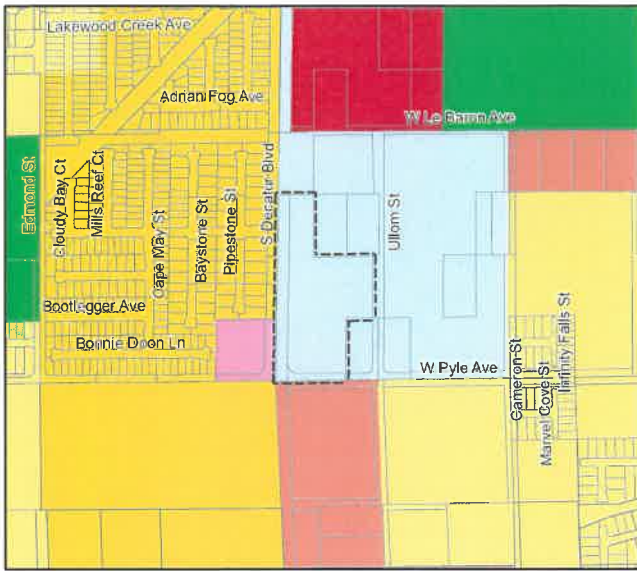
- Commission District: F
- Site Acreage: 1.0

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

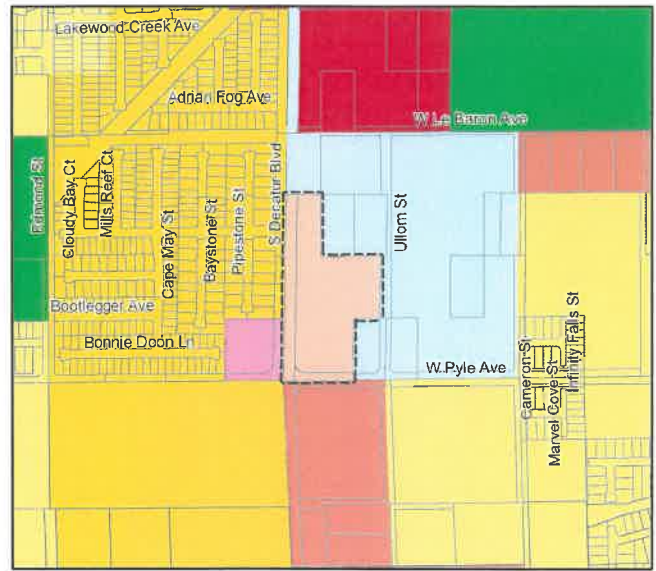
APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700107

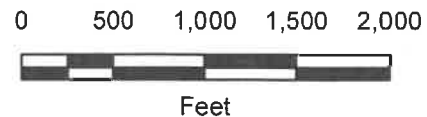
Change # 107

Commission District F

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700107-COUNTY OF CLARK (AVIATION):

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 6.0 acres.

Generally located on the northeast corner of Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-204-006

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

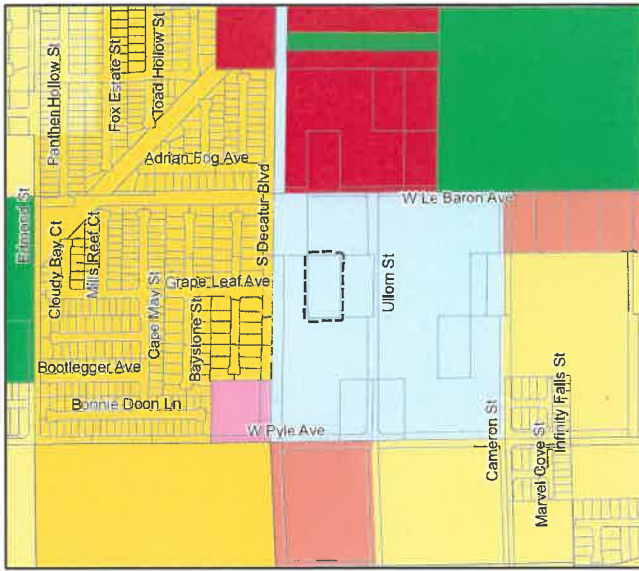
- Commission District: F
- Site Acreage: 6.0

Staff Recommendation
Approval, subject to a reduction to RH (Residential High).

TAB/CAC:
APPROVALS:
PROTEST:

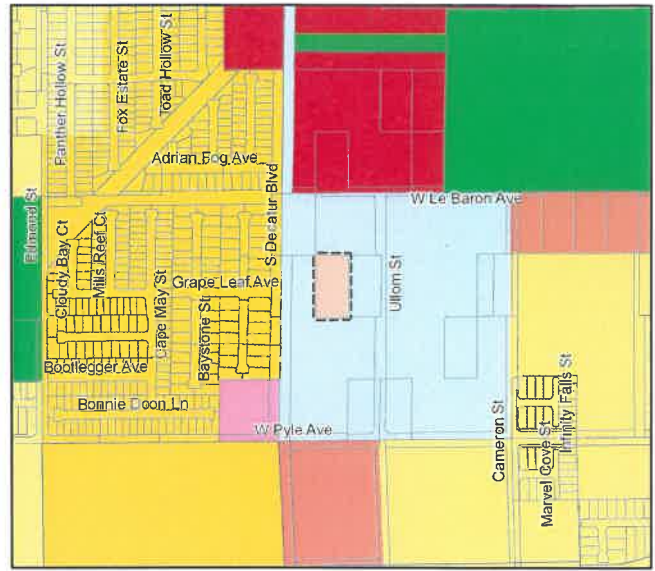
APPLICANT: MARK SCHNIPPEL

CONTACT: MARK SCHNIPPEL, 8716 SPANISH RIDGE AVE, #110, LAS VEGAS, NV 89148



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700108

Change # 108

Commission District F

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700108-HORLACHER LISA KAY TRUST & HORLACHER LISA KAY TRS:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres.

Generally located 130 feet east of Decatur Boulevard, and 300 feet south of Le Baron Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-30-201-004

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval, subject to a reduction to RH (Residential High).

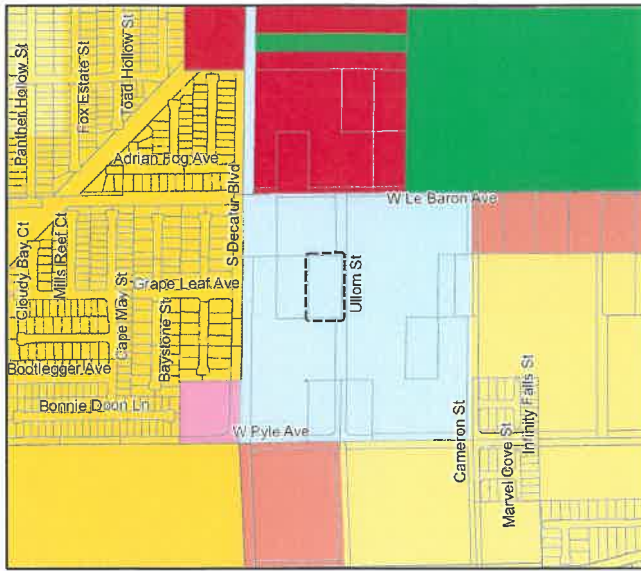
TAB/CAC:

APPROVALS:

PROTEST:

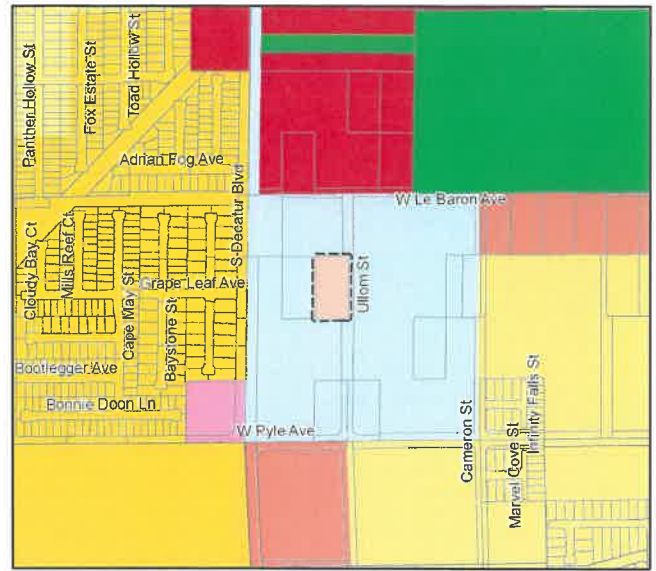
APPLICANT: LISA HORLACHER

CONTACT: CHRIS STIMSON, BLUE DIAMOND BUFFALO, LLC, 8919 W SAHARA AVE,
STE 110, LAS VEGAS, NV 89117



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700109

Change # 109

Commission District F

- | | | | |
|---|--|---|---|
|  | Open Lands |  | Residential High Rise Center
Greater than 32 du/1 ac |
|  | Residential Rural
Up to 0.5 du/1 ac |  | Agricultural |
|  | Residential Agricultural
Up to 1 du/1 ac |  | Office Professional |
|  | Rural Neighborhood Preservation
Up to 2 du/1 ac |  | Commercial Neighborhood |
|  | Rural Neighborhood
Up to 2.5 du/1 ac |  | Commercial General |
|  | Residential Low
Up to 3.5 du/1 ac |  | Commercial Tourist |
|  | Residential Suburban
Up to 8 du/1 ac |  | Business and Design
Research Park |
|  | Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  | Industrial |
|  | Residential High
Up to 8 du/1 ac to 18 du/1 ac |  | Heavy Industrial |
|  | Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  | Public Facilities |
| | |  | Institutional |
| | |  | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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0 500 1,000 1,500 2,000



Feet

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700109-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 1.2 acres.

Generally located on the west side of Ullom Street (alignment), 330 south of Le Baron Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-30-201-005

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval, subject to a reduction to RH (Residential High).

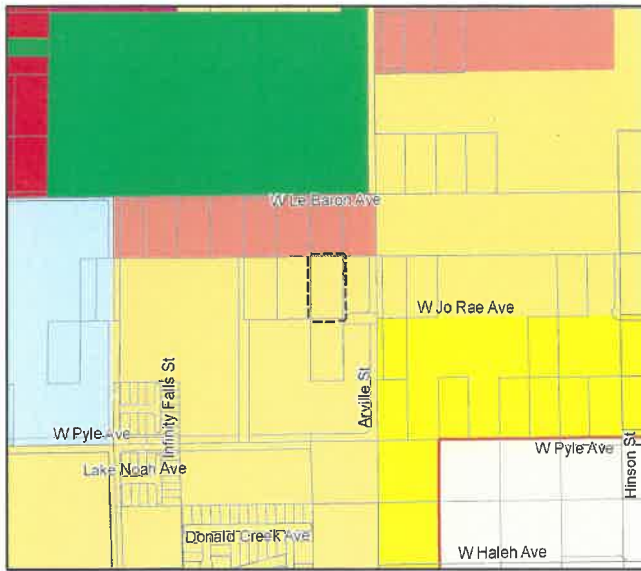
TAB/CAC:

APPROVALS:

PROTEST:

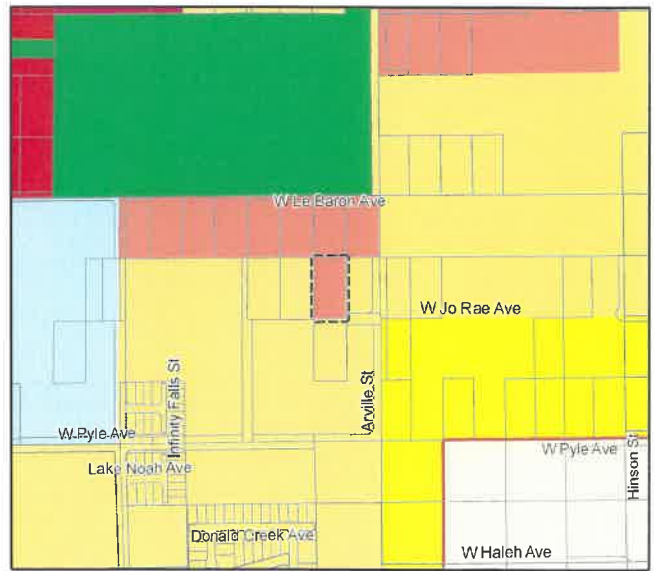
APPLICANT: JOHN MOWBRAY

CONTACT: JOHN MOWBRAY, SPENCER FANE, LLP, 300 SOUTH FOURTH STREET, SUITE 950, LAS VEGAS, NV 89101



Adopted

Residential Suburban (RS)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

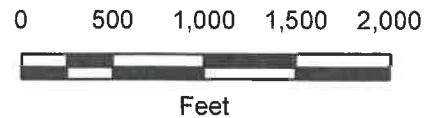
LUP-20-700110

Change # 110

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

JO RAE AVE/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700110-JO RAE CAPITAL MANAGEMENT, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 1.2 acres.

Generally located on the north side of Jo Rae Avenue (alignment), 180 feet west of Arville Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-203-012

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

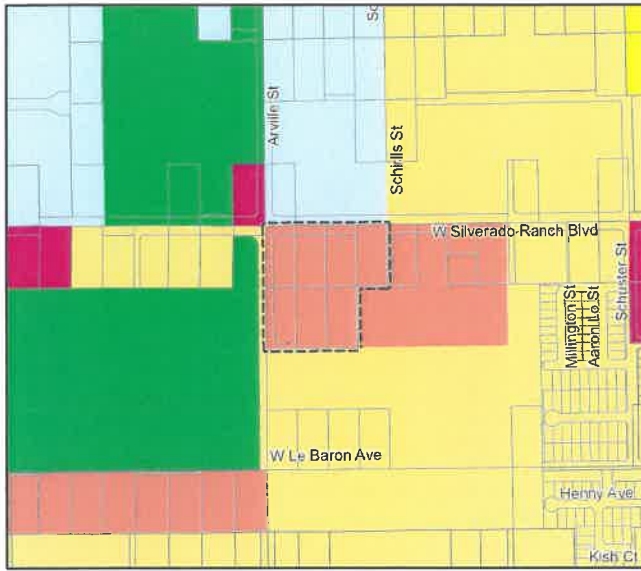
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SCOTT WEBER
CONTACT: SCOTT WEBER, 3930 CREST HORN DR, LAS VEGAS, NV 89147



Adopted

Residential High (RH)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700111

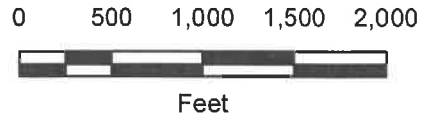
Change # 111

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700111-STIMSON CHRISTOPHER J & ARALEE T FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use categories from RH (Residential High) to RUC (Residential Urban Center) on 6.3 acres.

Generally located on the southeast corner of Arville Street (alignment) and Silverado Ranch Boulevard. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 6.3

Staff Recommendation

Denial.

TAB/CAC:

APPROVALS:

PROTEST:

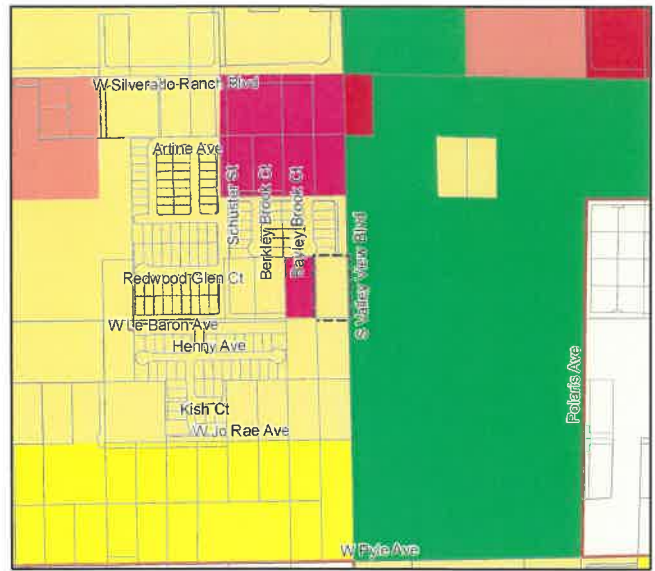
APPLICANT: CHRIS STIMSON

CONTACT: CHRIS STIMSON, BLUE DIAMOND BUFFALO, LLC, 8919 W SAHARA AVE,
STE 110, LAS VEGAS, NV 89117



Adopted

Commercial Neighborhood (CN)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700112

Change # 112

Commission District F

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700112-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 1.2 acres.

Generally located on the northwest corner of Valley View Boulevard and Le Baron Avenue. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

177-30-508-005

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Denial

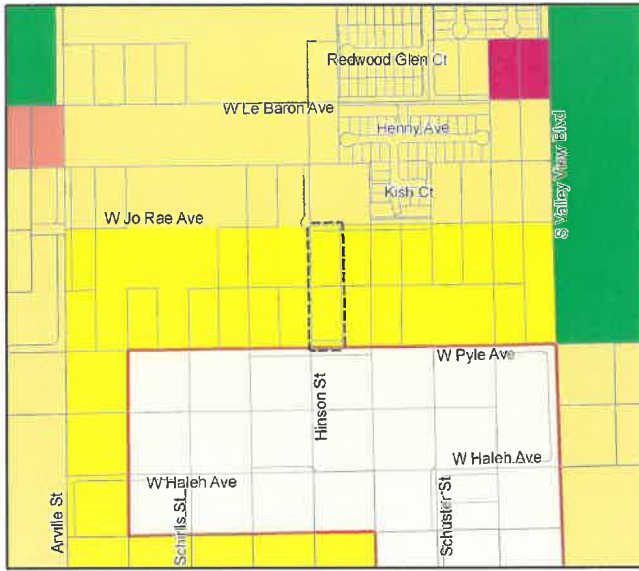
TAB/CAC:

APPROVALS:

PROTEST:

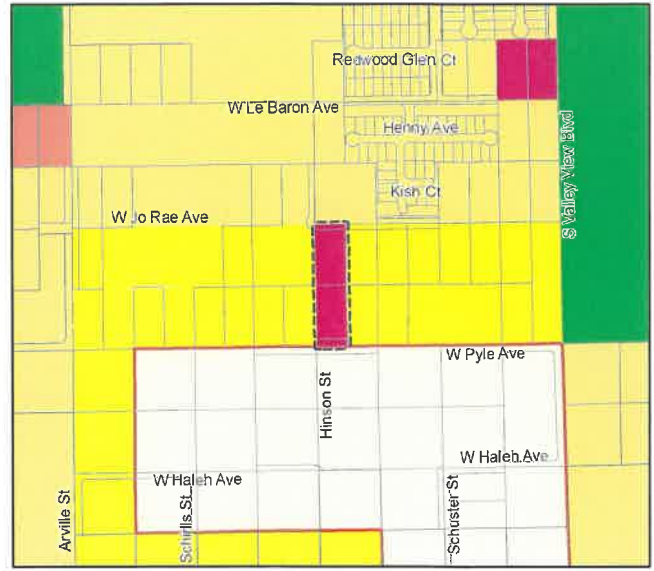
APPLICANT: KUSHROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Residential Low (RL)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700113

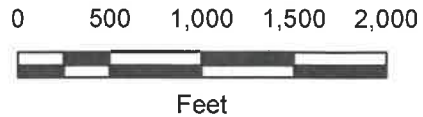
Change # 113

Commission District F

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/HINSON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700113-BRIDEAU BENOIT & CINDY:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CN (Commercial Neighborhood) on 2.2 acres.

Generally located on the northeast corner of Pyle Avenue and Hinson Street (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
177-30-603-005; 177-30-604-022

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

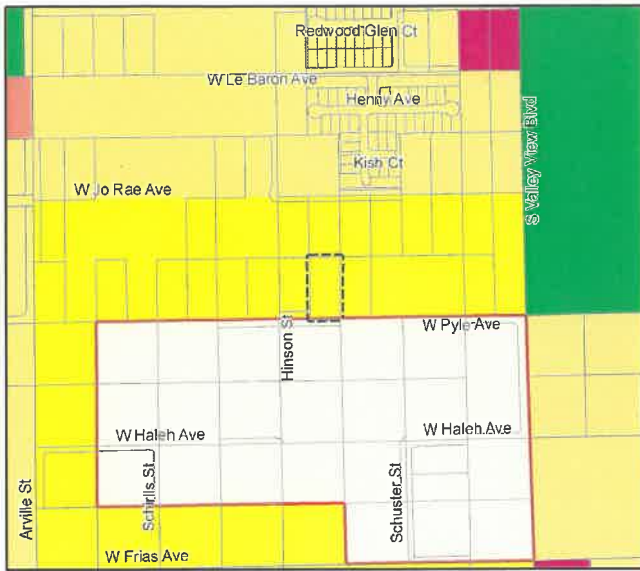
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.2

Staff Recommendation
Denial.

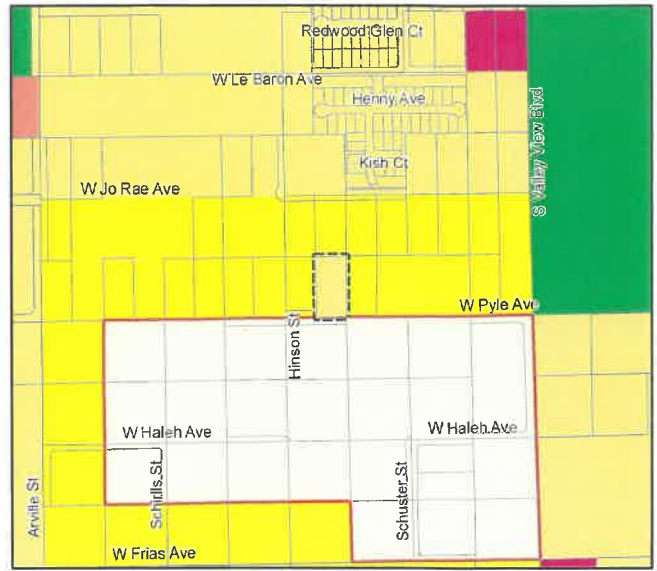
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BENOIT BRIDEAU
CONTACT: BENOIT BRIDEAU, 4080 W PYLE AVE, LAS VEGAS, NV 89141



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

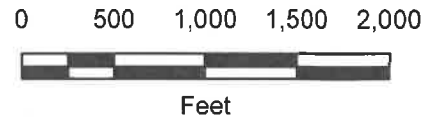
LUP-20-700114

Change # 114

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/HINSON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700114-CFT LANDS:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 1.2 acres.

Generally located on the north side of Pyle Avenue, 170 feet east of Hinson Street (alignment).
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-604-023

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary

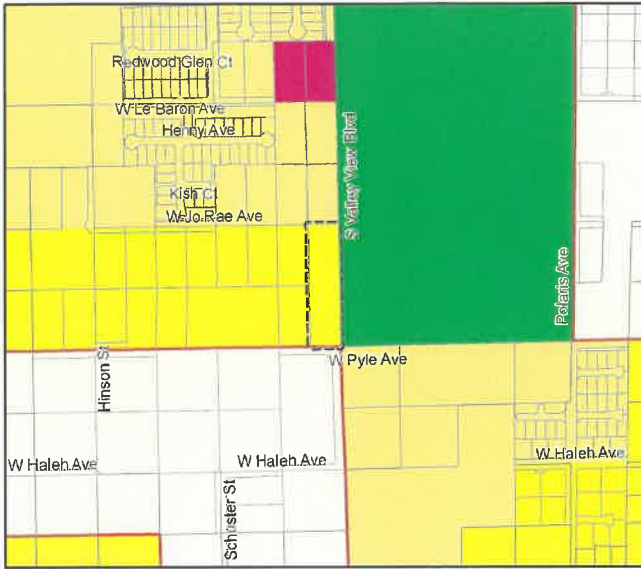
- Commission District: F
- Site Acreage: 1.2

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

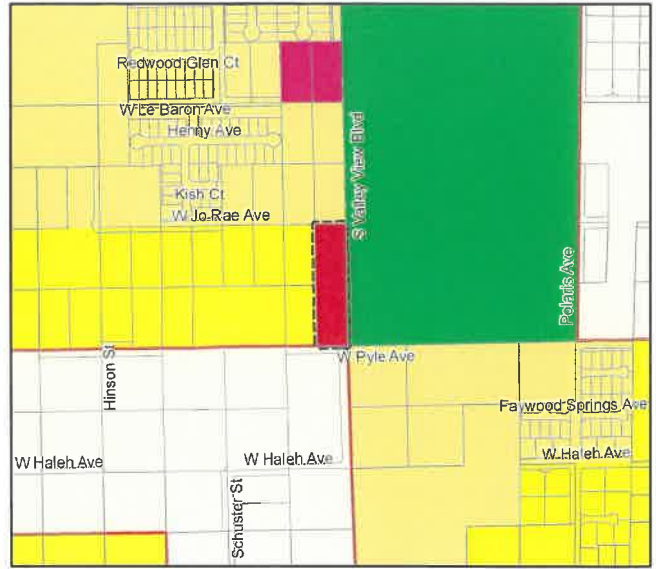
APPLICANT: MARK DUNFORD

CONTACT: MARK DUNFORD, AMERICAN WEST DEVELOPMENT, 250 PILOT RD,
#140, LAS VEGAS, NV 89119



Adopted

Residential Low (RL)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

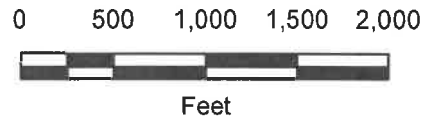
LUP-20-700115

Change # 115

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700115-VALLEY VIEW JO RAE, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to CG (Commercial General) on 2.5 acres.

Generally located on the northwest corner of Valley View Boulevard and Pyle Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-604-018

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

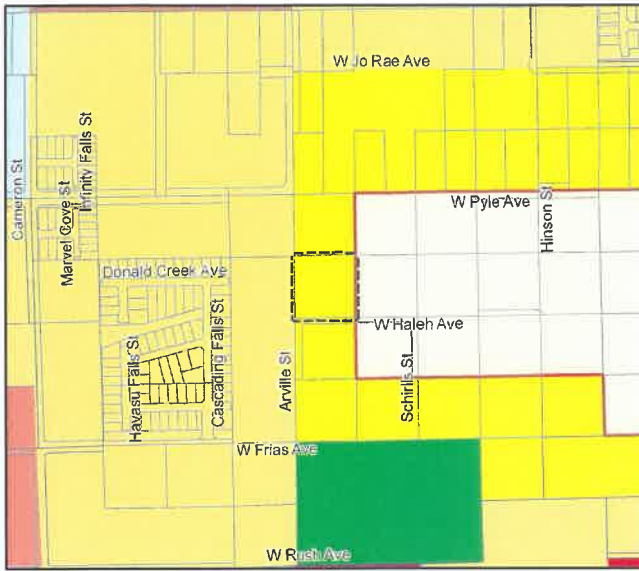
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

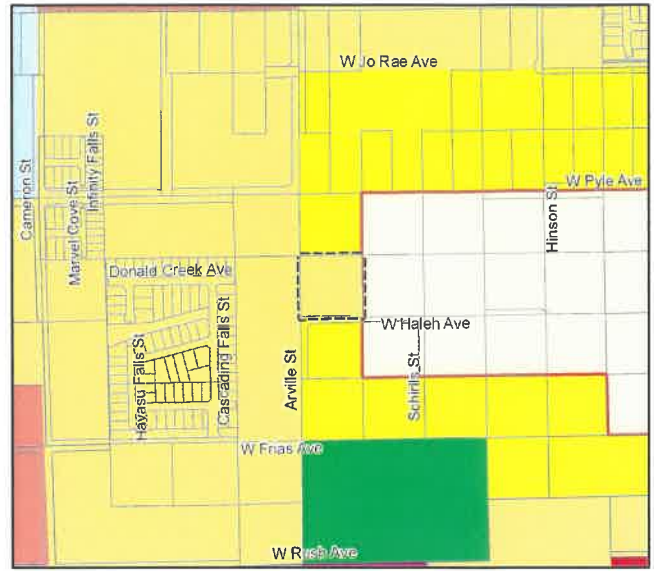
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700116

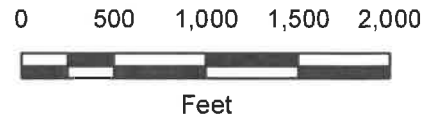
Change # 116

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/HALEH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700116-ARVILLE CAPITAL MANAGEMENT, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the northeast corner of Arville Street and Haleh Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-701-007

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

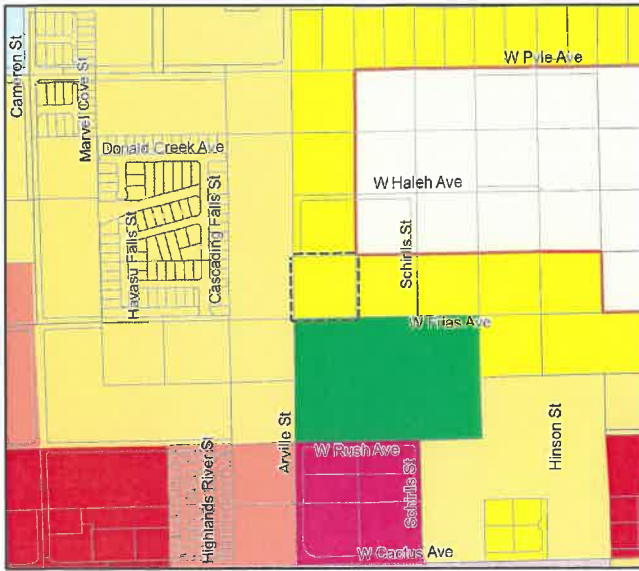
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

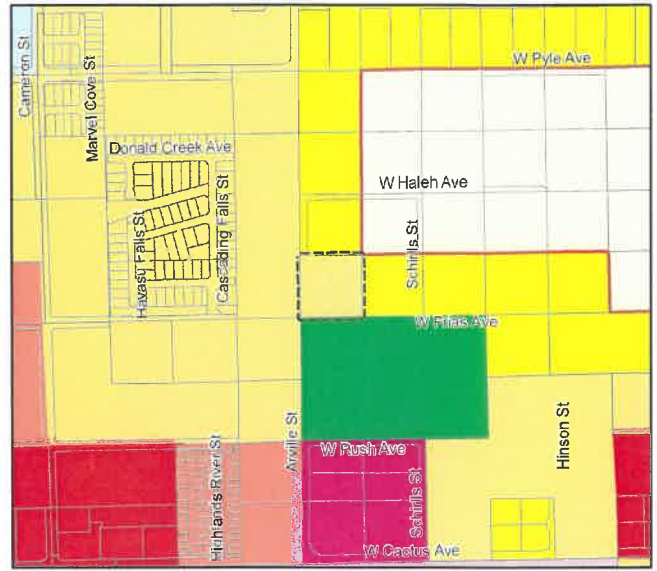
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JOSEPH KENNEDY
CONTACT: JOSEPH KENNEDY, 3755 BREAKTHROUGH WAY #250, LAS VEGAS, NV 89135



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

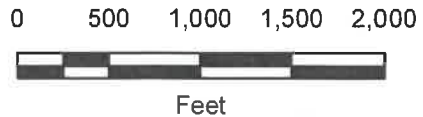
LUP-20-700117

Change # 117

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ARVILLE ST/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700117-L V FRIAS HINSON, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the northeast corner of Arville Street and Frias Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-701-019

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

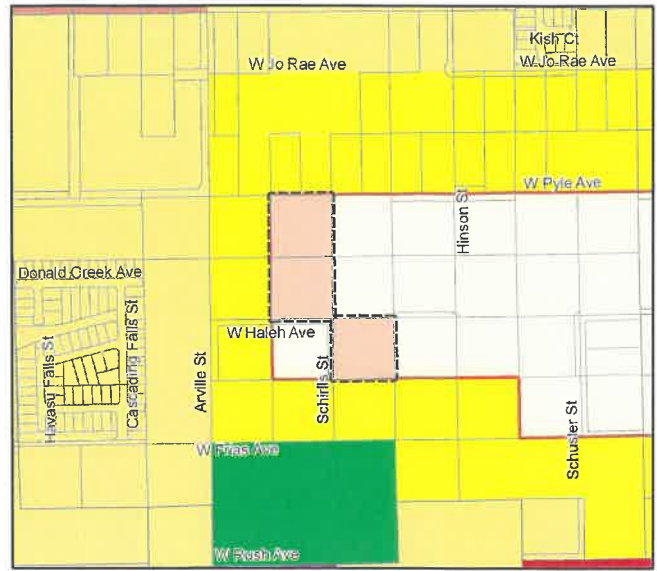
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

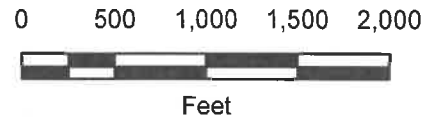
LUP-20-700118

Change # 118

Commission District F

 Open Lands	 Residential High Rise Center Greater than 32 du/1 ac
 Residential Rural Up to 0.5 du/1 ac	 Agricultural
 Residential Agricultural Up to 1 du/1 ac	 Office Professional
 Rural Neighborhood Preservation Up to 2 du/1 ac	 Commercial Neighborhood
 Rural Neighborhood Up to 2.5 du/1 ac	 Commercial General
 Residential Low Up to 3.5 du/1 ac	 Commercial Tourist
 Residential Suburban Up to 8 du/1 ac	 Business and Design Research Park
 Residential Medium Up to 3 du/1 ac to 14 du/1 ac	 Industrial
 Residential High Up to 8 du/1 ac to 18 du/1 ac	 Heavy Industrial
 Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac	 Public Facilities
	 Institutional
	 Major Development Projects

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HALEH AVE/SCHIRLLS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700118-ZSKSAIZM FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 2.5 acres.

Generally located on the northwest and southeast corners of Haleh Avenue and Schirlls Street.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-701-002; 177-30-701-008; 177-30-701-015

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

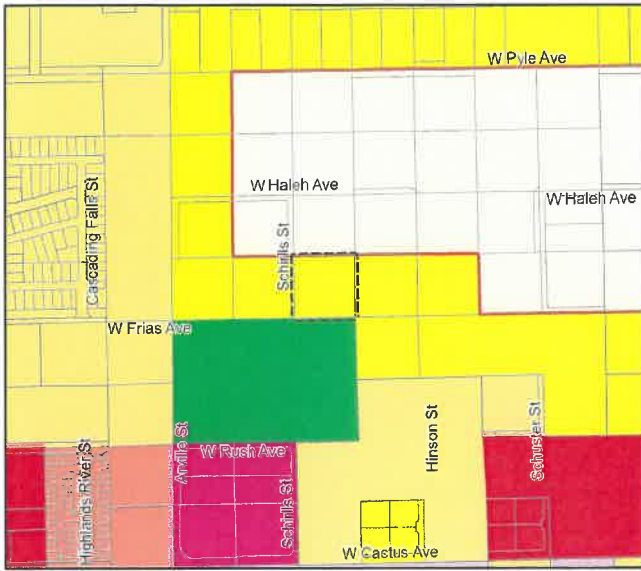
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

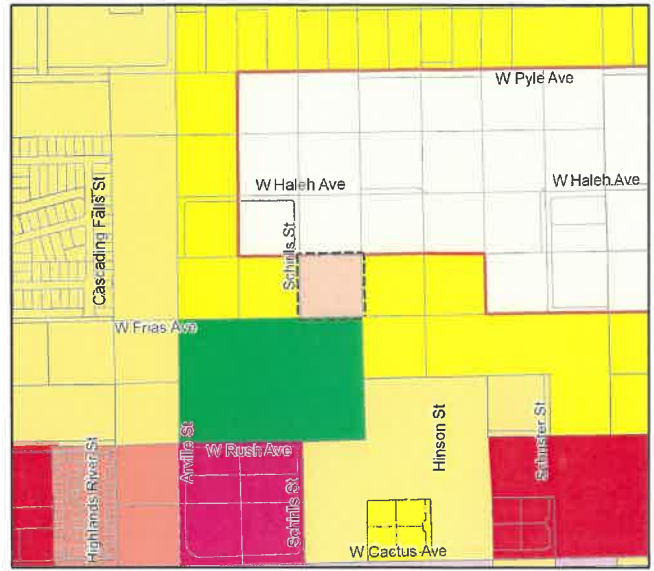
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700119

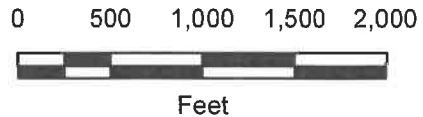
Change # 119

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SCHIRLLS ST/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700119-LV FRIAS HINSON, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 2.5 acres.

Generally located on the northeast corner of Schirlls Street and Frias Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-701-021

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

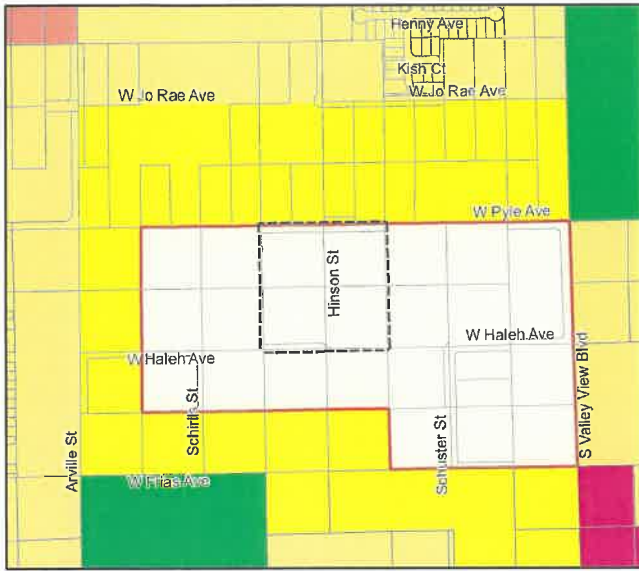
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

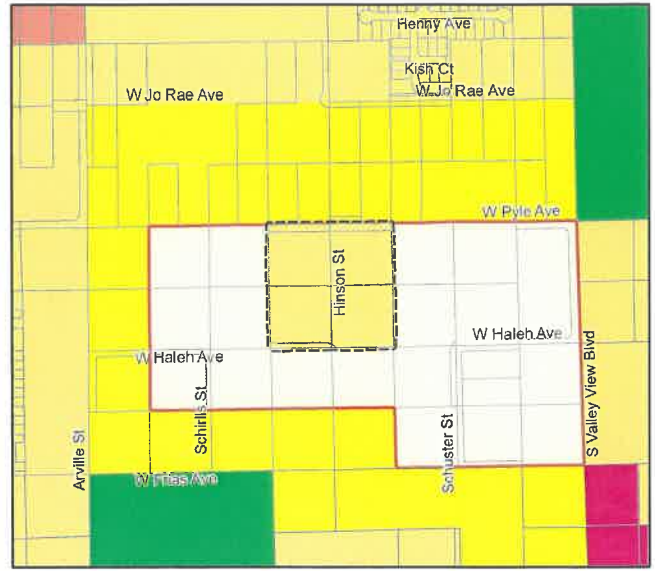
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700120

Change # 120

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

0 500 1,000 1,500 2,000



Feet

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/HINSON ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700120-4175 WEST PYLE AVENUE, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.2 acres.

Generally located on the southwest and southeast corners of Pyle Avenue and Hinson Street. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

177-30-701-004; 177-30-701-010; 177-30-701-038 through 177-30-701-039

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 9.2

Staff Recommendation

Approval.

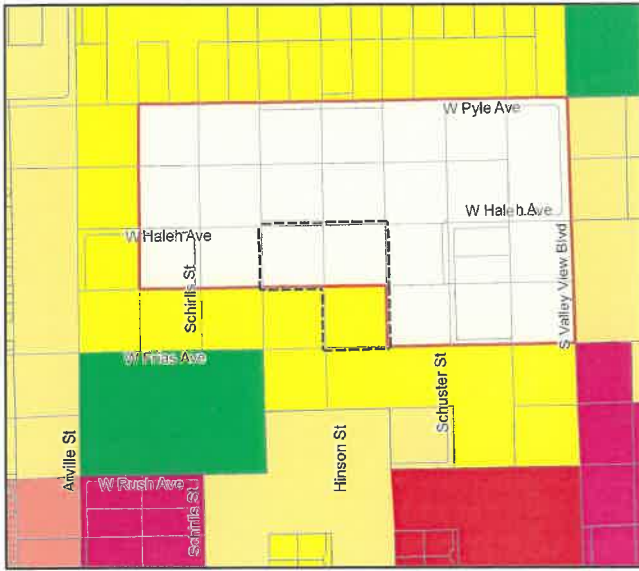
TAB/CAC:

APPROVALS:

PROTEST:

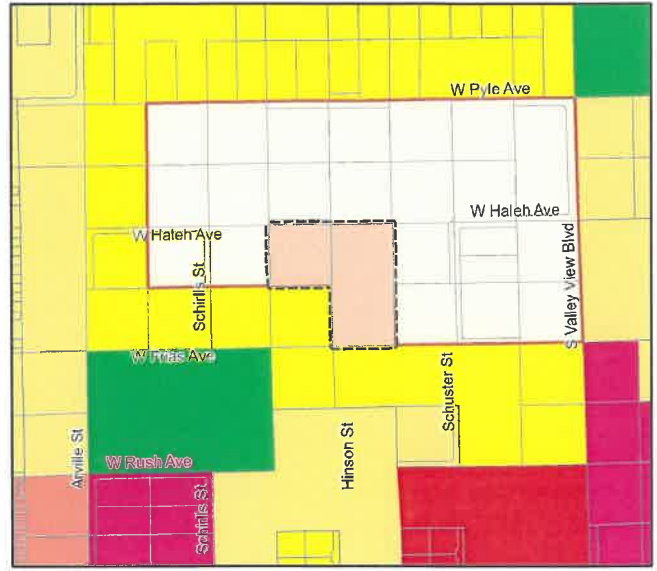
APPLICANT: UMER MALIK

CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)
Rural Neighborhood Preservation (RNP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700121

Change # 121

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HINSON ST/HALEH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700121-LV FRIAS HINSON, LLC:

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RUC (Residential Urban Center) on 7.5 acres.

Generally located on the southwest and southeast corners of Hinson Street and Haleh Avenue.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-701-040; 177-30-701-041

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

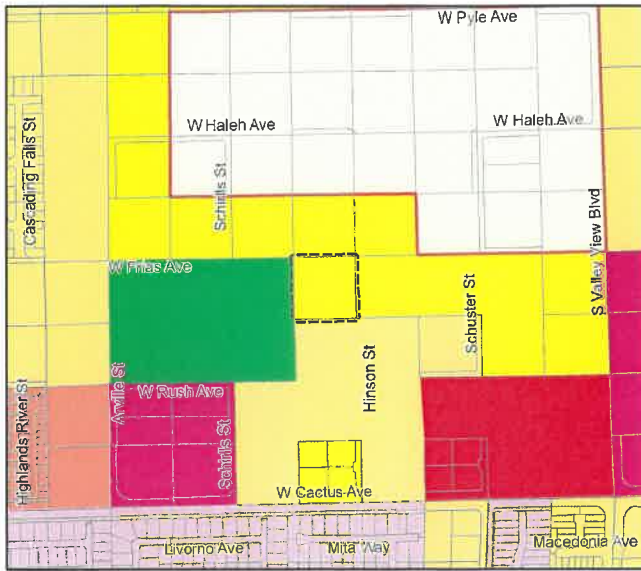
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Denial.

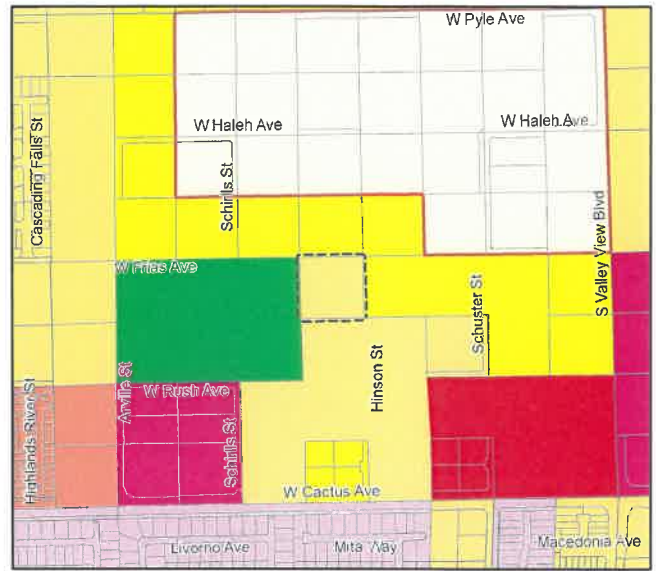
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

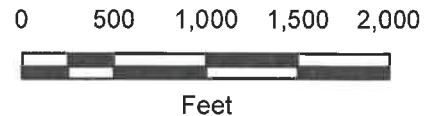
LUP-20-700122

Change # 122

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HINSON ST/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700122-FRIAS VALLEY, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the southwest corner of Hinson Street (alignment) and Frias Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-801-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

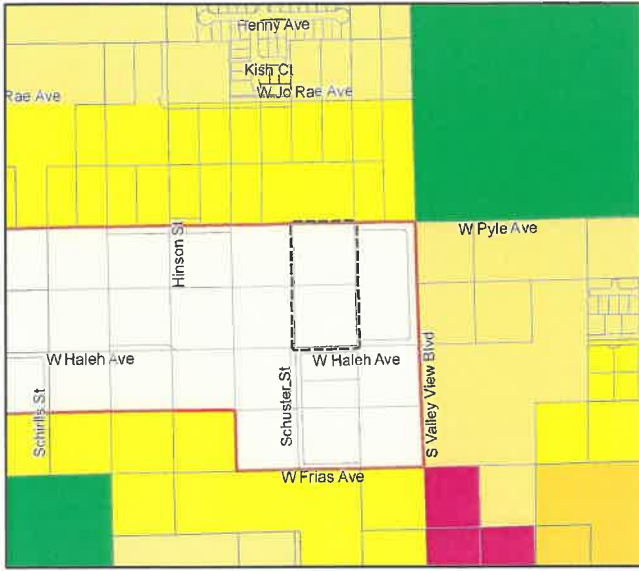
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

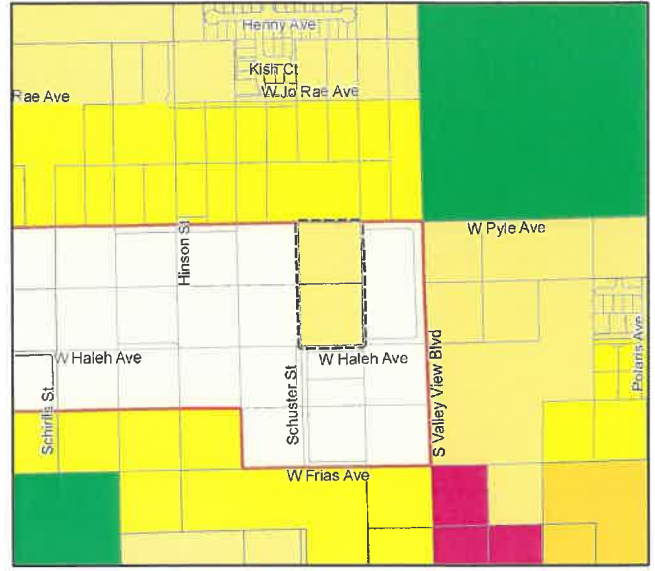
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KHUSROW ROOHANI
CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

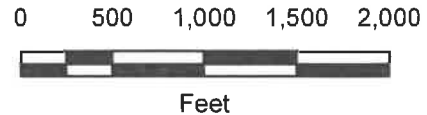
LUP-20-700123

Change # 123

Commission District F

 Open Lands	 Residential High Rise Center Greater than 32 du/1 ac
 Residential Rural Up to 0.5 du/1 ac	 Agricultural
 Residential Agricultural Up to 1 du/1 ac	 Office Professional
 Rural Neighborhood Preservation Up to 2 du/1 ac	 Commercial Neighborhood
 Rural Neighborhood Up to 2.5 du/1 ac	 Commercial General
 Residential Low Up to 3.5 du/1 ac	 Commercial Tourist
 Residential Suburban Up to 8 du/1 ac	 Business and Design Research Park
 Residential Medium Up to 3 du/1 ac to 14 du/1 ac	 Industrial
 Residential High Up to 8 du/1 ac to 18 du/1 ac	 Heavy Industrial
 Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac	 Public Facilities
	 Institutional
	 Major Development Projects

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/SCHUSTER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700123-OMNI FAMILY LP:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres.

Generally located on the southeast corner of Pyle Avenue and Schuster Street (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
177-30-701-030; 177-30-701-031

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

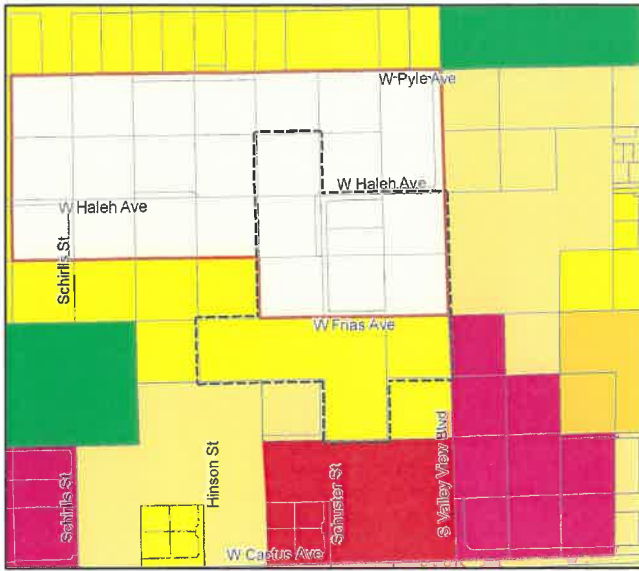
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation
Approval.

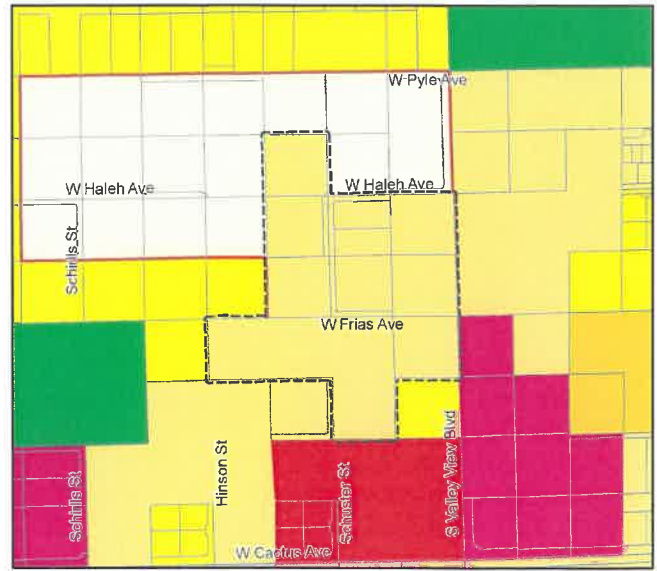
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: POUJAN SADRI
CONTACT: POUJAN SADRI, 11821 AMISTOSO LN, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)
Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

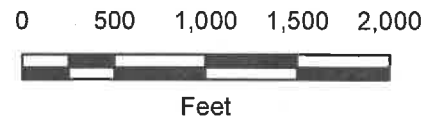
LUP-20-700124

Change # 124

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700124-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:

LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation) and RL (Residential Low) to RS (Residential Suburban) on 29.1 acres.

Generally located on the northwest and southwest corners of Frias Avenue and Valley View Boulevard. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-30-701-016 through 177-30-701-018; 177-30-701-023 through 177-30-701-025; 177-30-701-033; 177-30-701-035; 177-30-801-002; 177-30-801-025

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 29.1

Staff Recommendation

Approval.

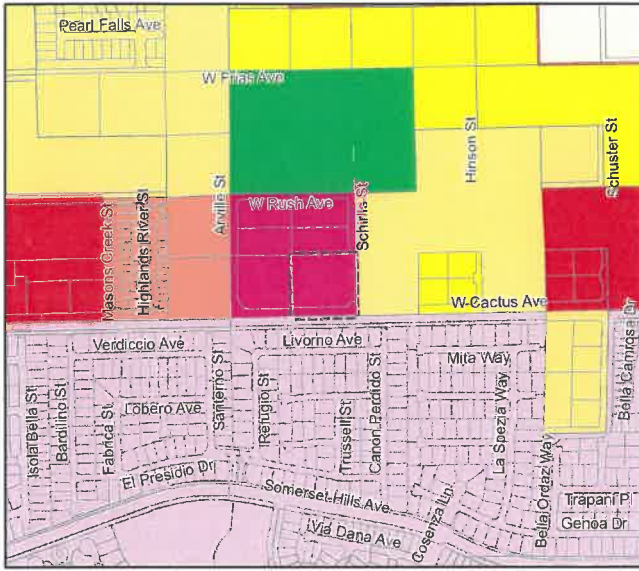
TAB/CAC:

APPROVALS:

PROTEST:

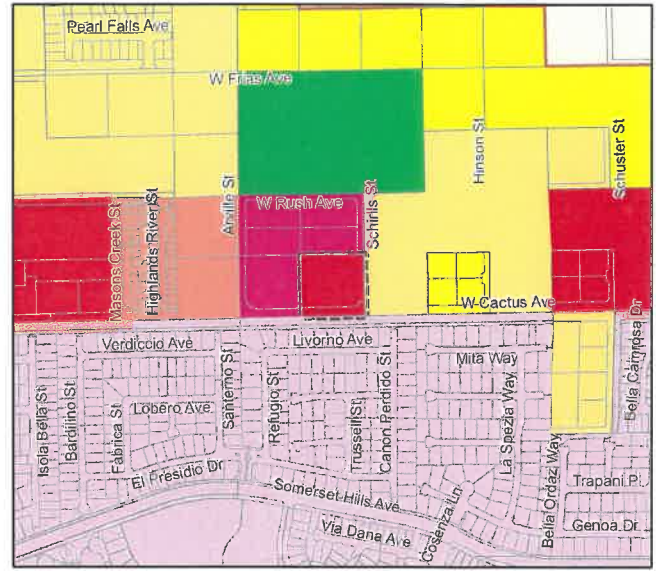
APPLICANT: JOHN MOWBRAY

CONTACT: JOHN MOWBRAY, SPENCER FANE, LLP, 300 SOUTH FOURTH STREET, SUITE 950, LAS VEGAS, NV 89101



Adopted

Commercial Neighborhood (CN)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700125

Change # 125

Commission District F



Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SCHIRLLS ST/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700125-LV CACTUS SCHIRLLS, LLC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.1 acres.

Generally located on the northwest corner of Schirlls Street and Cactus Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
177-30-801-009

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

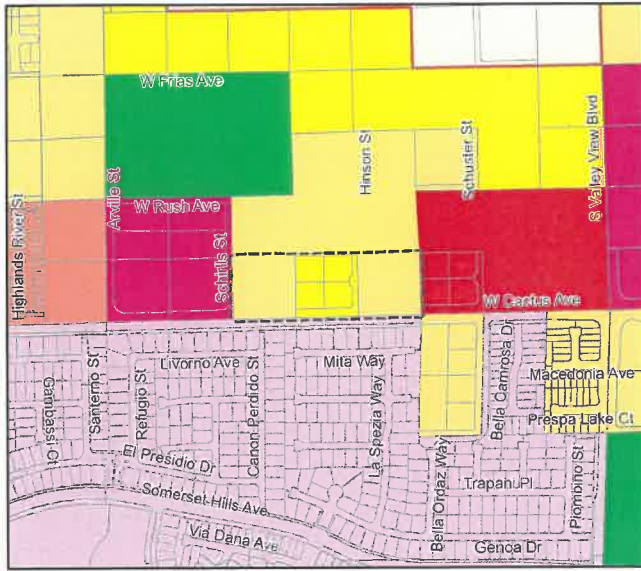
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.1

Staff Recommendation
Approval.

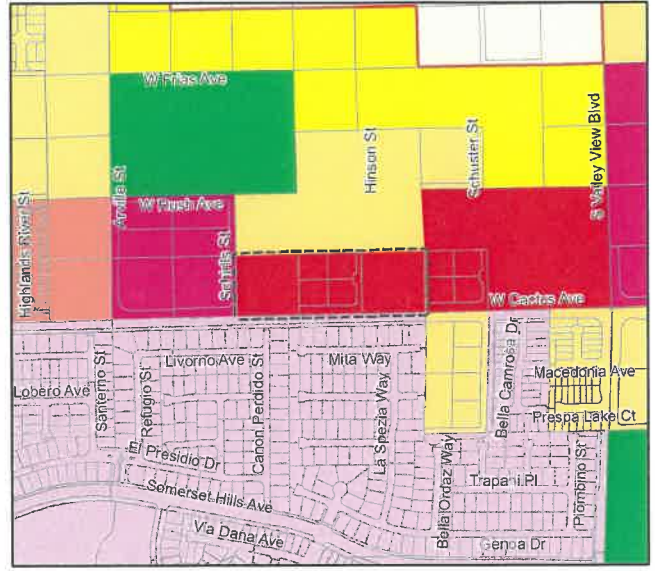
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: UMER MALIK
CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Residential Low (RL)
Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700126

Change # 126

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

0 500 1,000 1,500 2,000



Feet

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SCHIRLLS ST/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700126-KB HOME LV DOVER, LLC:

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RS (Residential Suburban) to CG (Commercial General) on 7.0 acres.

Generally located on the northeast corner of Cactus Avenue and Schirlls Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-30-801-016 through 177-30-801-019; 177-30-801-026 ptn

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 7.0

Staff Recommendation

Approval.

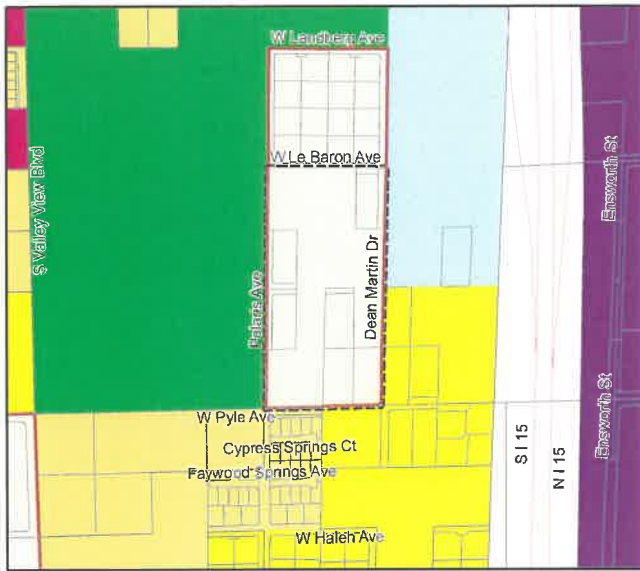
TAB/CAC:

APPROVALS:

PROTEST:

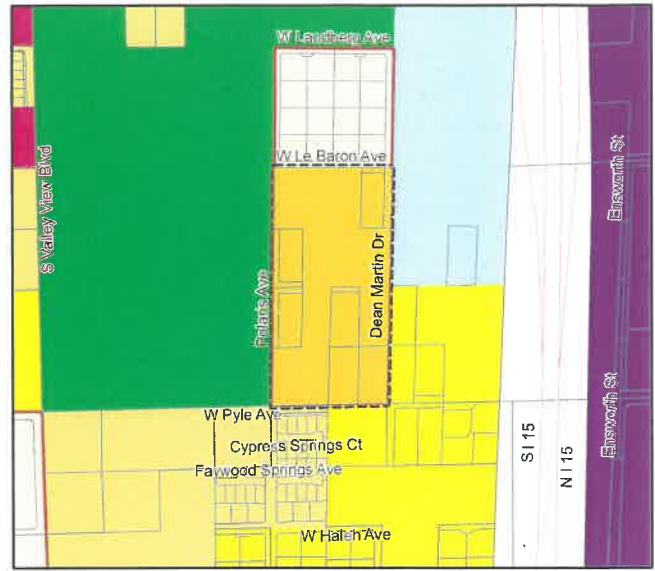
APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Medium (RM)

Comprehensive Planning

Enterprise Planned Land Use

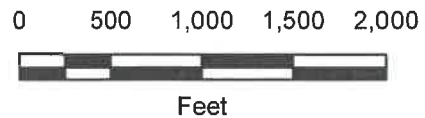
LUP-20-700127

Change # 127

Commission District F

 Open Lands	 Residential High Rise Center Greater than 32 du/1 ac
 Residential Rural Up to 0.5 du/1 ac	 Agricultural
 Residential Agricultural Up to 1 du/1 ac	 Office Professional
 Rural Neighborhood Preservation Up to 2 du/1 ac	 Commercial Neighborhood
 Rural Neighborhood Up to 2.5 du/1 ac	 Commercial General
 Residential Low Up to 3.5 du/1 ac	 Commercial Tourist
 Residential Suburban Up to 8 du/1 ac	 Business and Design Research Park
 Residential Medium Up to 3 du/1 ac to 14 du/1 ac	 Industrial
 Residential High Up to 8 du/1 ac to 18 du/1 ac	 Heavy Industrial
 Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac	 Public Facilities
	 Institutional
	 Major Development Projects

Note: This map reflects parcels as they are currently configured.



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No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DEAN MARTIN DR/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700127-JO RAE POLARIS 181, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RM (Residential Medium) on 18.8 acres.

Generally located on the northwest corner of Dean Martin Drive and Pyle Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-29-203-002 through 177-29-203-005; 177-29-203-008 through 177-29-203-010

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 18.8

Staff Recommendation

Approval, subject to a reduction to RS (Residential Suburban).

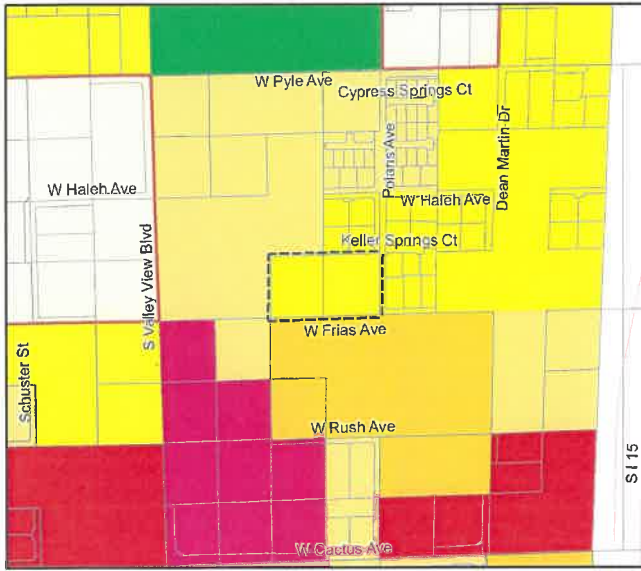
TAB/CAC:

APPROVALS:

PROTEST:

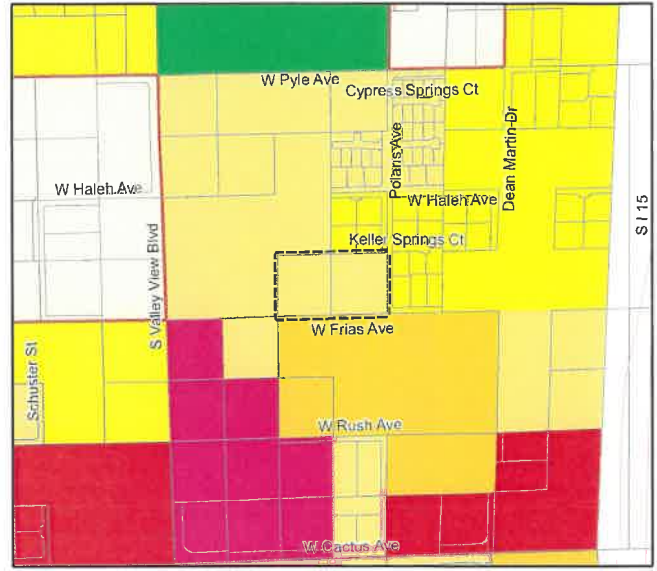
APPLICANT: BOB GRONAUER

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

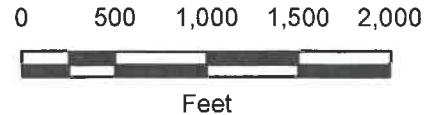
LUP-20-700128

Change # 128a

Commission District F

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

FRIAS AVE/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700128-FRIAS PHYLLIS M MANAGEMENT TRUST & FRIAS PHYLLIS M TRS:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 5.0 acres.

Generally located on the northwest corner of Frias Avenue and Polaris Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-29-301-019; 177-29-301-020

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation

Approval.

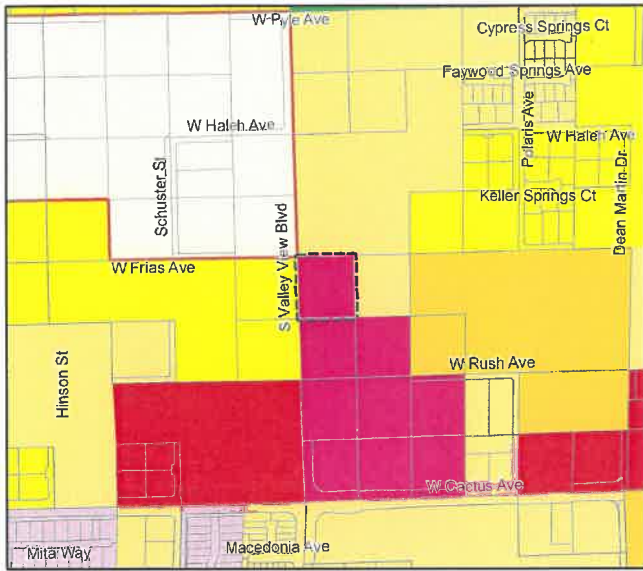
TAB/CAC:

APPROVALS:

PROTEST:

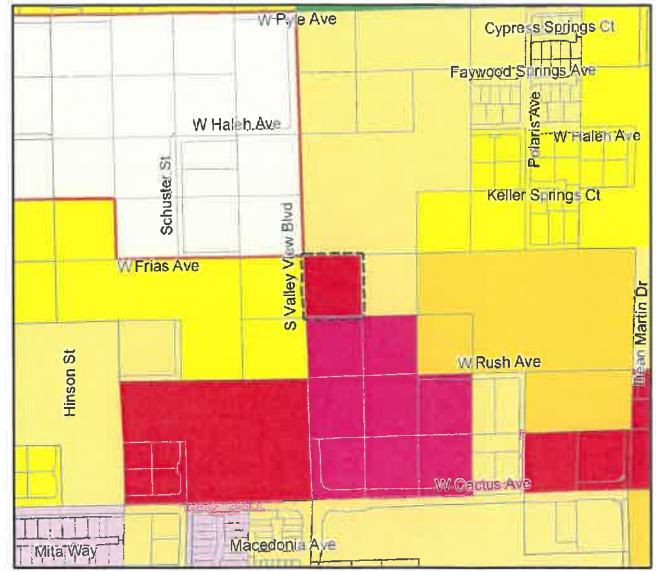
APPLICANT: JOHN MOWBRAY

CONTACT: JOHN MOWBRAY, SPENCER FANE, LLP, 300 SOUTH FOURTH STREET, SUITE 950, LAS VEGAS, NV 89101



Adopted

Commercial Neighborhood (CN)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700129

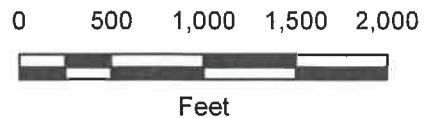
Change # 128b

Commission District F

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700129-ASHAHID REVOCABLE LIVING TRUST & SHAHID AMINA TRS:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 2.5 acres.

Generally located on the southeast corner of Valley View Boulevard and Frias Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation

Denial.

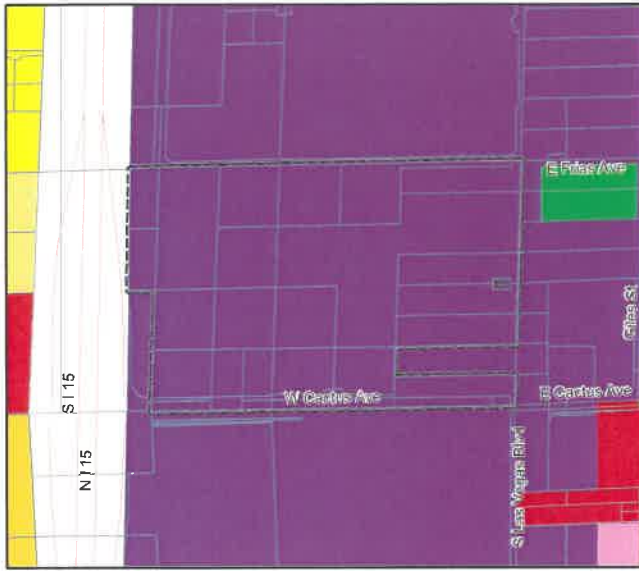
TAB/CAC:

APPROVALS:

PROTEST:

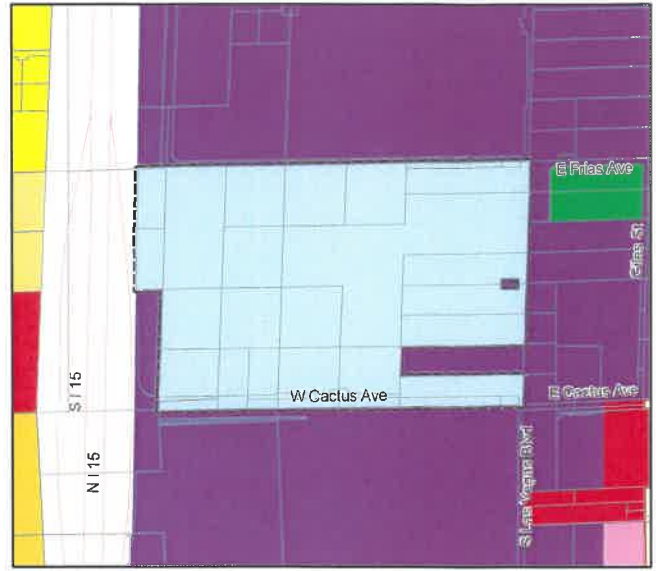
APPLICANT: UMER MALIK

CONTACT: UMER MALIK, 11510 MYSTIC ROSE CT, LAS VEGAS, NV 89138



Adopted

Commercial Tourist (CT)



Requested

Business and Design/Research Park (BDRP)

Comprehensive Planning

Enterprise Planned Land Use

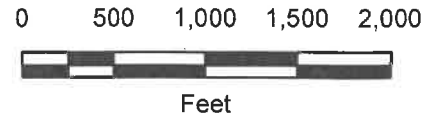
LUP-20-700130

Change # 129

Commission District A

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

LAS VEGAS BLVD/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700130-CV PROPCO, LLC:

LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to BDRP (Business and Design/Research Park) on 56.6 acres.

Generally located on the northwest corner of Las Vegas Boulevard and Cactus Avenue, MN/pd
(For possible action)

RELATED INFORMATION:

APN:

177-29-801-001 through 177-29-801-007; 177-29-801-009 through 177-29-801-012; 177-29-801-014 through 177-29-801-018; 177-29-801-020; 177-29-801-022 through 177-29-801-025

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 56.6

Staff Recommendation

Denial.

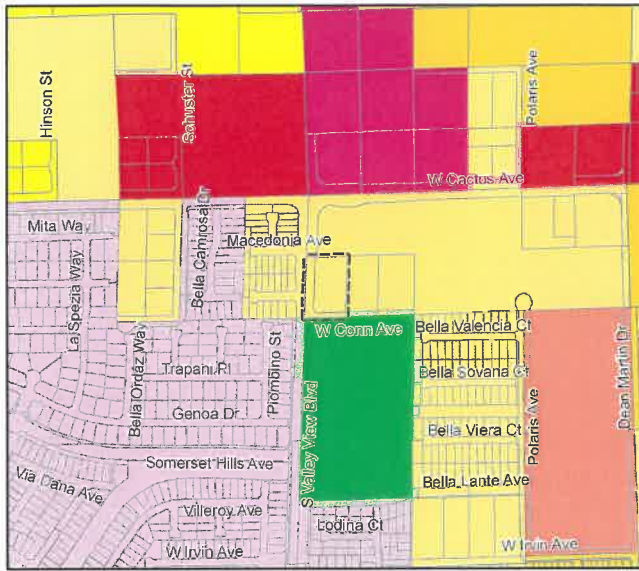
TAB/CAC:

APPROVALS:

PROTEST:

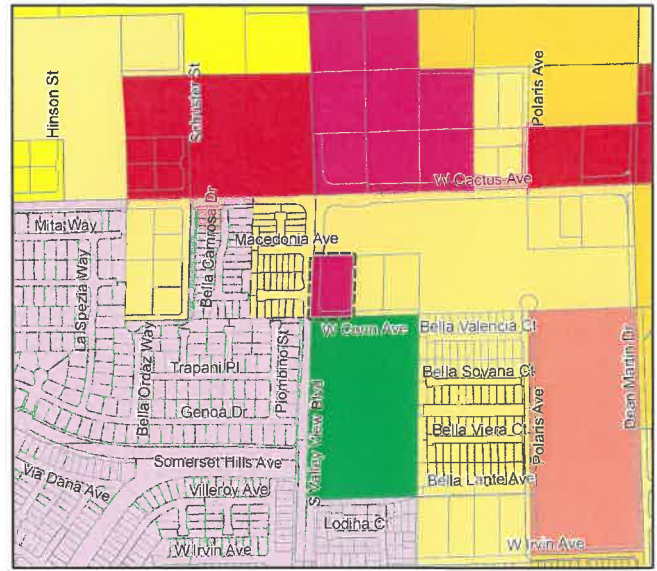
APPLICANT: RODNEY ATAMIAN

CONTACT: RODNEY ATAMIAN, 1505 S. PAVILLION CENTER DR, LAS VEGAS, NV 89135



Adopted

Residential Suburban (RS)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

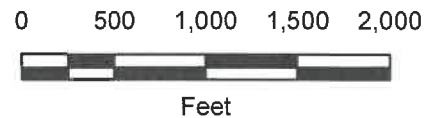
LUP-20-700131

Change # 130

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

VALLEY VIEW BLVD/CONN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700131-STONEGATE PROPERTY HOLDINGS, LLC & AYB INVESTMENTS, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) on 1.2 acres.

Generally located on the northeast corner of Valley View Boulevard and Conn Avenue. N/pd (For possible action)

RELATED INFORMATION:

APN:

177-32-101-016

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.2

Staff Recommendation

Approval.

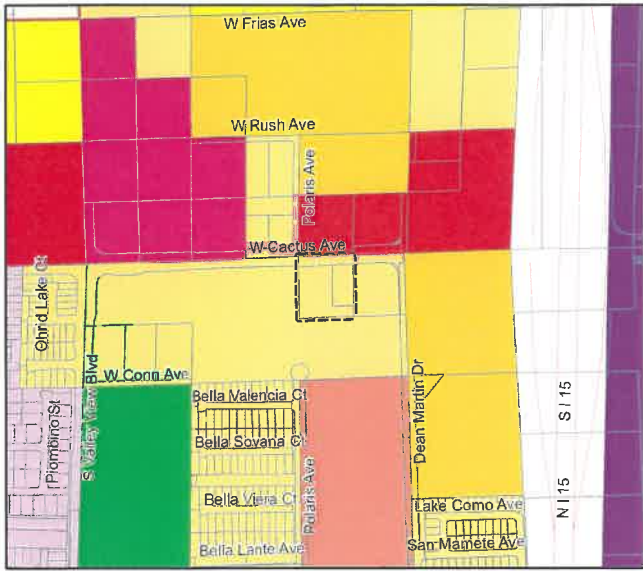
TAB/CAC:

APPROVALS:

PROTEST:

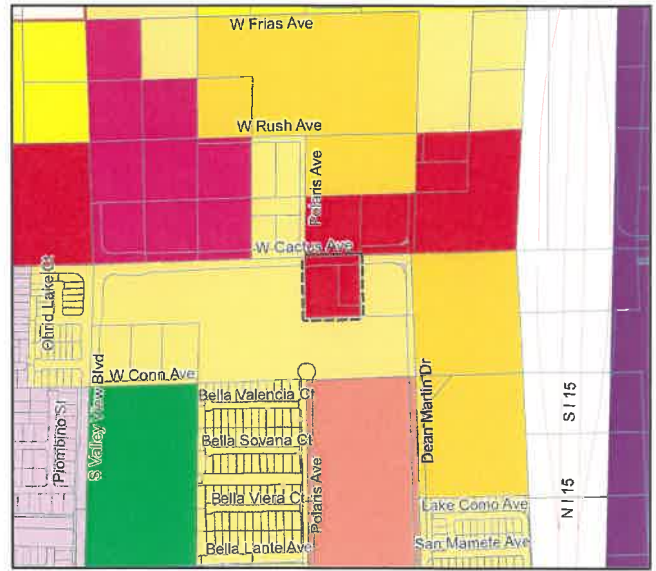
APPLICANT: ALLEN BENYAMIN

CONTACT: ALLEN BENYAMIN, AYB INVESTMENTS, LLC, 10724 WILSHIRE BOULEVARD, #1203, LOS ANGELES, CA 90024



Adopted

Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700132

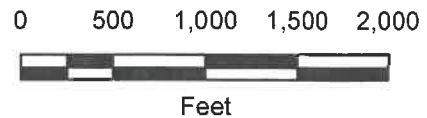
Change # 131

Commission District F

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700132-MIKAMI LISA T:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.9 acres.

Generally located on the southeast corner of Cactus Avenue and Polaris Avenue (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
177-32-101-020; 177-32-101-021

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

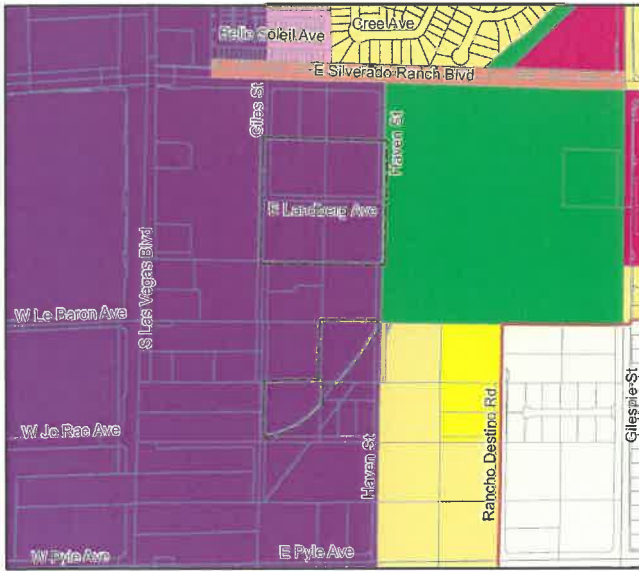
- Commission District: F
- Site Acreage: 1.9

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MARK ANTHONY POSNER

CONTACT: MARK ANTHONY POSNER, 2855 ST ROSE PKWY, HENDERSON, NV 89052



Adopted

Commercial Tourist (CT)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

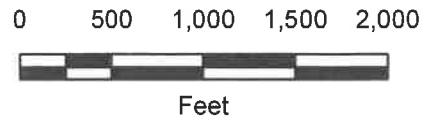
LUP-20-700133

Change # 132

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/HAVEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700133-SILVER HAVEN, LLC:

LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 12.3 acres.

Generally located on the west side of Haven Street, 300 feet south of Silverado Ranch Boulevard, and on the southwest corner of Le Baron Avenue (alignment) and Haven Street (alignment).
MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-28-101-009; 177-28-101-010; 177-28-101-013 through 177-28-101-014; 177-28-202-002;
177-28-202-003

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

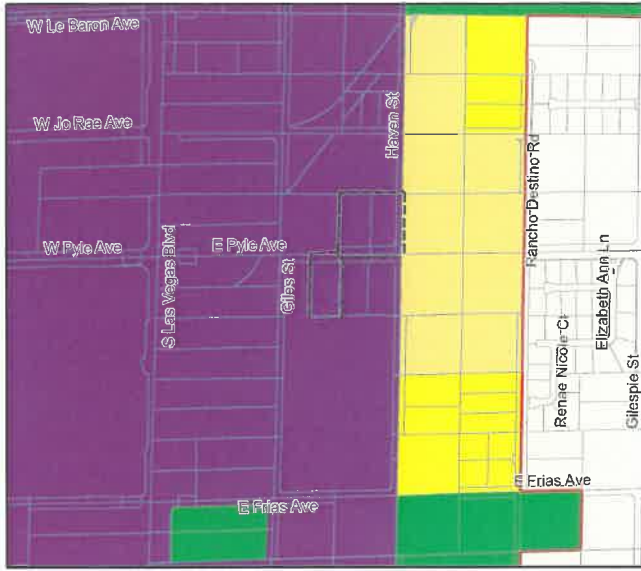
- Commission District: A
- Site Acreage: 12.3

Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Commercial Tourist (CT)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700134

Change # 133

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/HAVEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700134-DOAN KHANH:

LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 4.0 acres.

Generally located on the northwest corner of Pyle Avenue and Haven Street, and on the south side of Pyle Avenue, 300 feet west of Haven Street. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-28-201-018; 177-28-201-019; 177-28-301-004

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 4.0

Staff Recommendation
Denial.

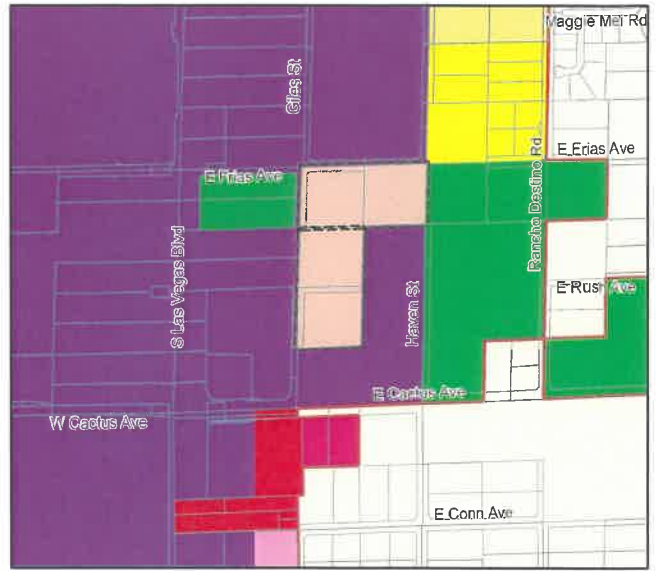
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KHUSROW ROOHANI
CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Commercial Tourist (CT)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

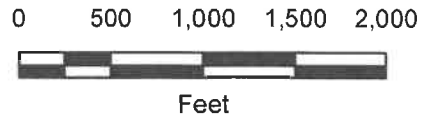
LUP-20-700135

Change # 134

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE

GILES ST/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700135-BIG TETON, LLC:

LAND USE PLAN to redesignate the existing land use category from CT (Commercial Tourist) to RUC (Residential Urban Center) on 9.0 acres.

Generally located on the southeast corner of Giles Street and Frias Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-28-401-003; 177-28-401-004; 177-28-401-011; 177-28-401-016

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 9.0

Staff Recommendation

Denial.

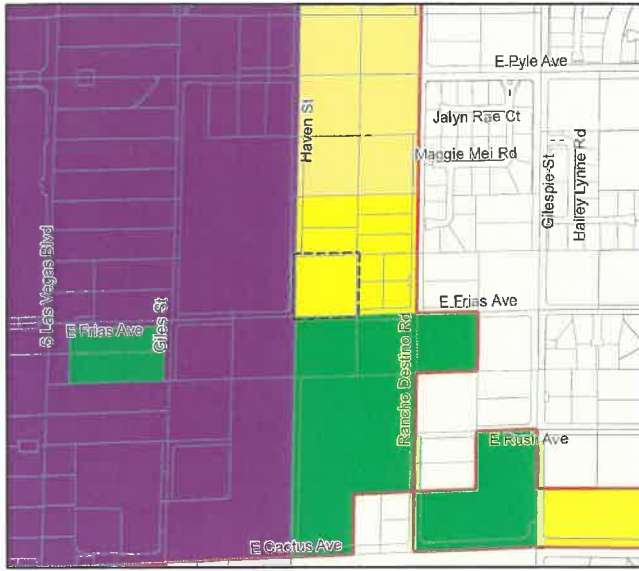
TAB/CAC:

APPROVALS:

PROTEST:

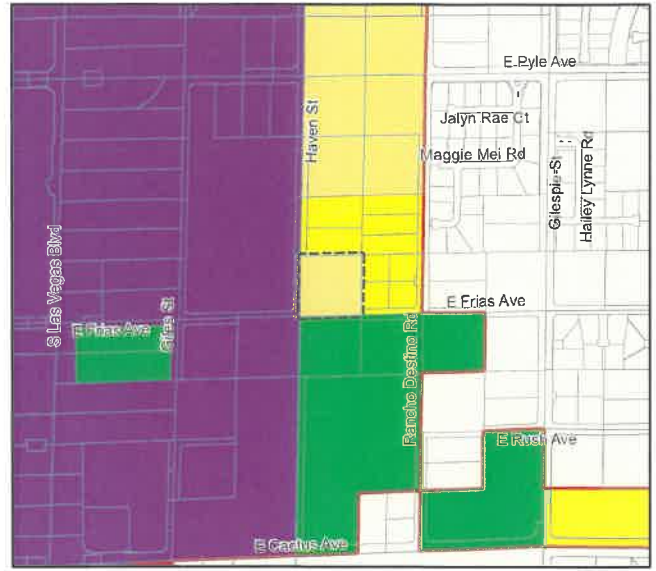
APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

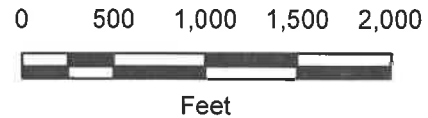
LUP-20-700136

Change # 135

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/FRIAS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700136-WINDMILL RR, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the northeast corner of Haven Street and Frias Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-28-302-018

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

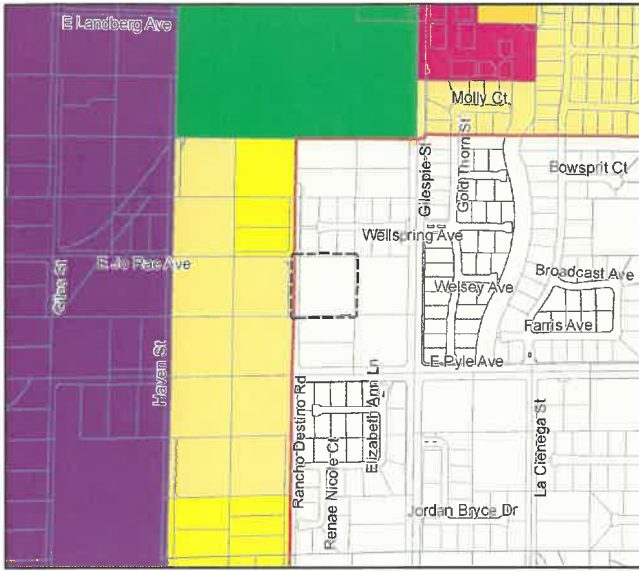
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 2.5

Staff Recommendation
Approval.

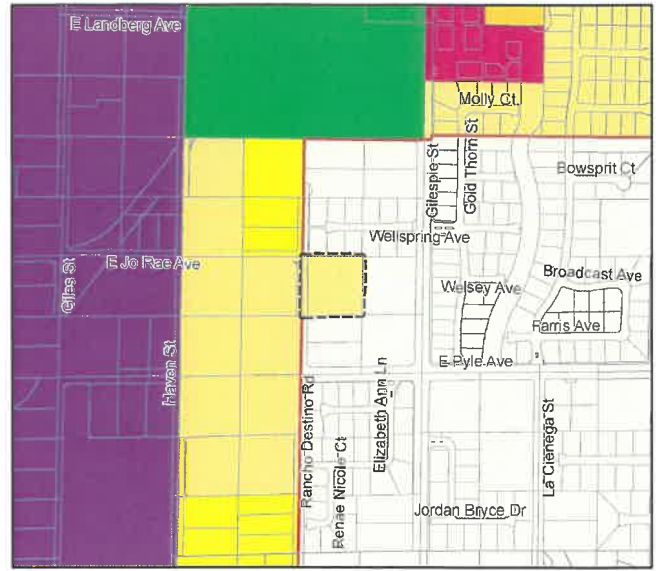
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KHUSROW ROOHANI
CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700137

Change # 136

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RANCHO DESTINO RD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700137-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres.

Generally located on the east side of Rancho Destino Road, 280 feet north of Pyle Avenue. MN/pd
(For possible action)

RELATED INFORMATION:

APN:

177-28-204-001

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.3

Staff Recommendation

Approval.

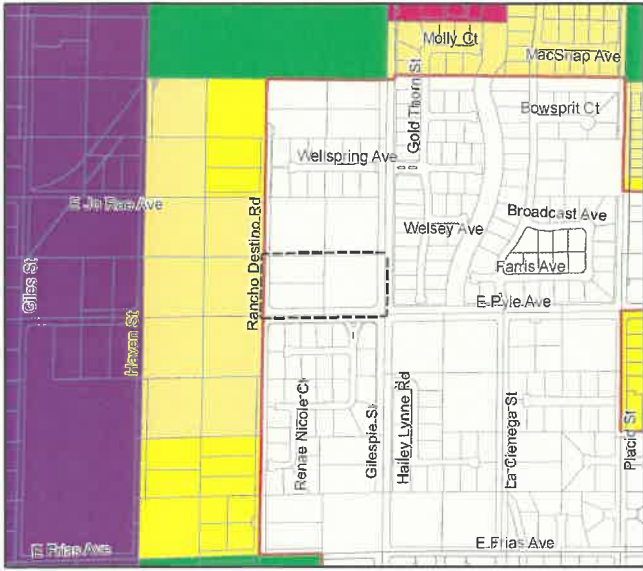
TAB/CAC:

APPROVALS:

PROTEST:

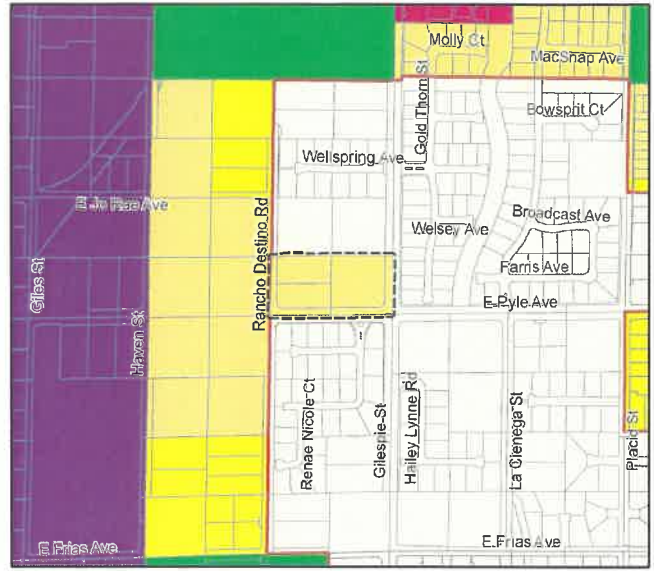
APPLICANT: KAREN WAKIMOTO

CONTACT: KAREN WAKIMOTO, 10050 RANCHO DESTINO RD, LAS VEGAS, NV 89183



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700138

Change # 137

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

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0 500 1,000 1,500 2,000



Feet

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PYLE AVE/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700138-MEDITERRANEAN OVERSEAS INVEST CO:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 3.8 acres.

Generally located on the northwest corner of Pyle Avenue and Gillespie Street. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-28-204-011 through 177-28-204-013

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 3.8

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PAUL LORENZO

CONTACT: PAUL LORENZO, 10070 RANCHO DESTINO RD, LAS VEGAS, NV 89183



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700139

Change # 138

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

This information is for display purposes only.
No liability is assumed as to the accuracy
of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAVEN ST/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700139-TAN RICHARD TEH-FU, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CG (Commercial General) on 1.9 acres.

Generally located on the southwest corner of Haven Street and Cactus Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-102-003

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

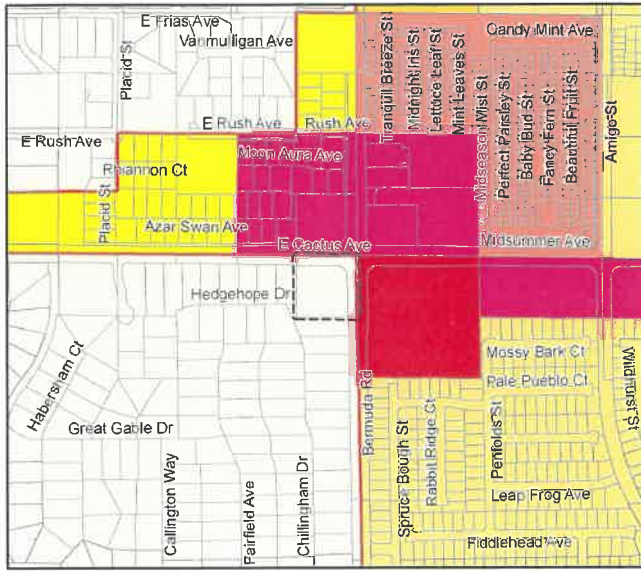
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 1.9

Staff Recommendation
Approval, subject to a reduction to CN (Commercial Neighborhood).

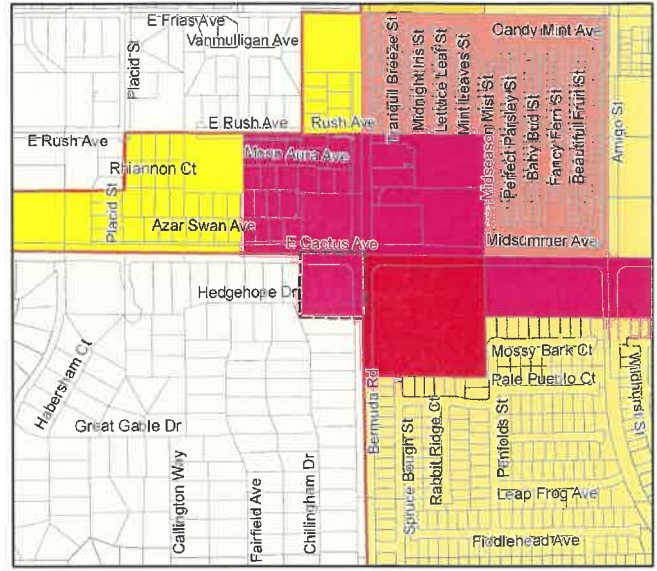
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KHUSROW ROOHANI
CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700140

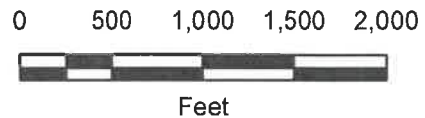
Change # 139

Commission District A



Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

CACTUS AVE/BERMUDA RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700140-CACTUS BERMUDA INVESTMENTS, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 1.7 acres.

Generally located on the southwest corner of Cactus Avenue and Bermuda Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-501-005

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 1.7

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: CACTUS BERMUDA INVESTMENTS, LLC
CONTACT: SAHIL KURJI, 2500 INDIGO DR, MCKINNEY, TX 75072



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700141

Change # 140

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

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of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GILESPIE ST/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700141-SERIES IV OF HUNTINGTON, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 5.0 acres.

Generally located on the northeast corner of Gilespie Street and Erie Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-601-011

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

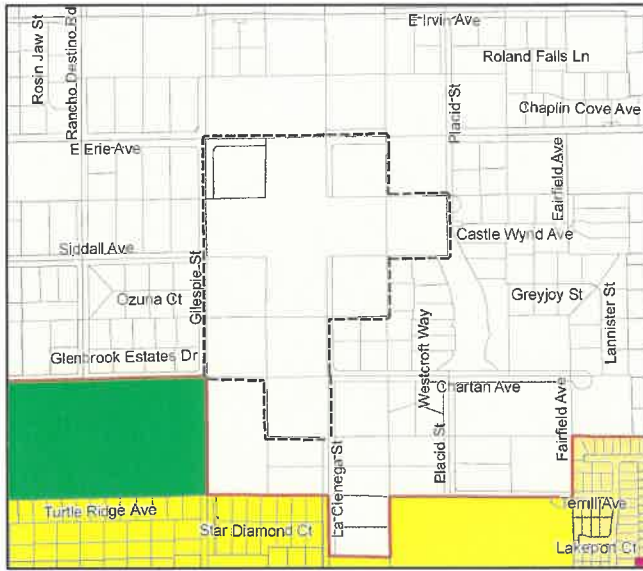
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 5.0

Staff Recommendation
Denial.

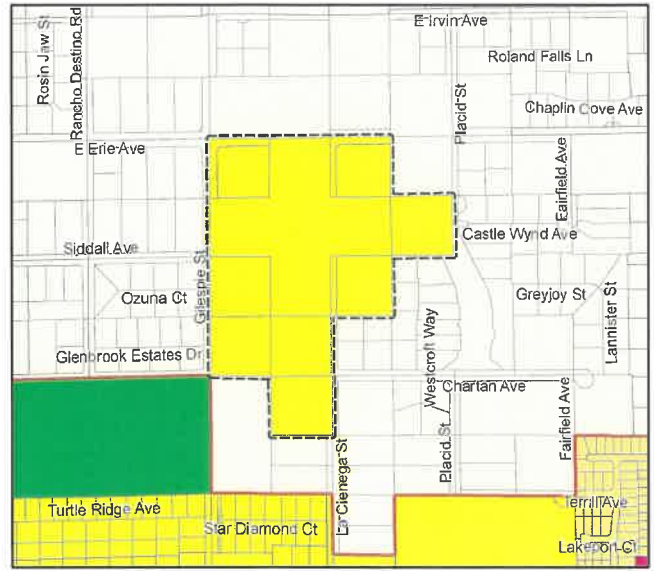
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SERIES IV OF HUNTINGTON, LLC
CONTACT: BRENT LOVETT, 6877 S. EASTERN AVE, LAS VEGAS, NV 89119



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700142

Change # 141

Commission District A

- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

0 500 1,000 1,500 2,000



Feet

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Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE

GILESPIE ST/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700142-ERIE GILESPIE, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 31.5 acres.

Generally located on the southeast corner of Gilespie Street and Erie Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:

177-33-701-001; 177-33-701-002; 177-33-701-004 through 177-33-701-008; 177-33-704-001; 177-33-801-024

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 31.5

Staff Recommendation

Denial.

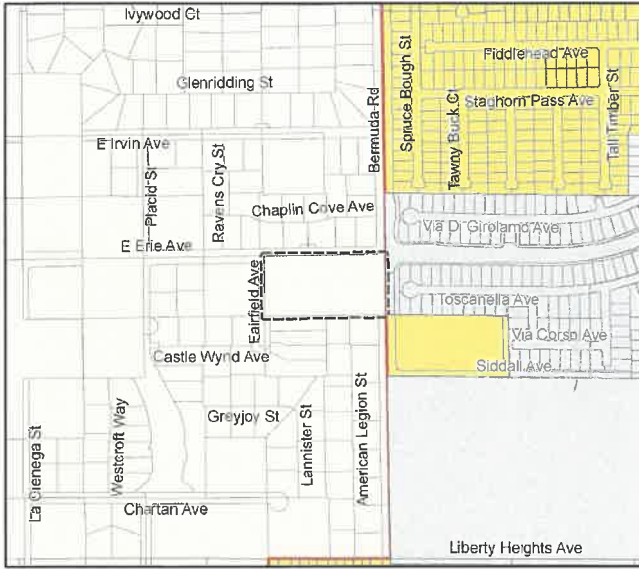
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

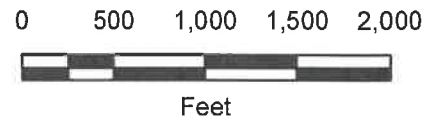
LUP-20-700143

Change # 142

Commission District A



Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BERMUDA RD/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700143-LEGACY BERMUDA, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres.

Generally located on the southwest corner of Bermuda Road and Erie Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-703-004

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

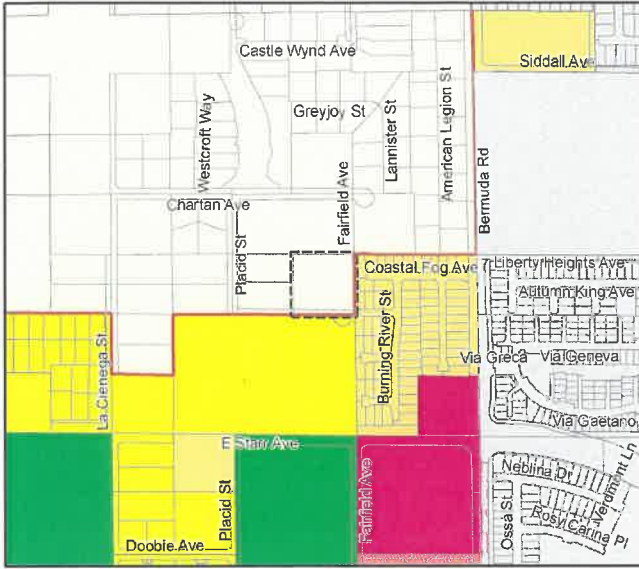
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 5.0

Staff Recommendation
Denial.

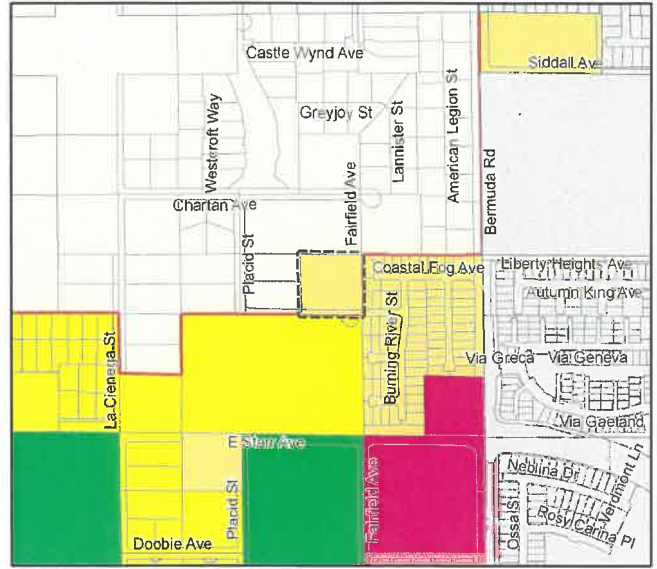
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LEGACY BERMUDA, LLC
CONTACT: BRENT LOVETT, 6877 S. EASTERN AVE, LAS VEGAS, NV 89119



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700144

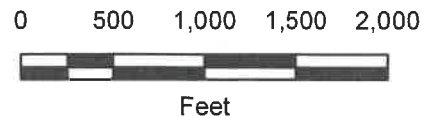
Change # 143

Commission District A

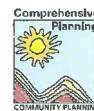
- | | |
|--|---|
| Open Lands | Residential High Rise Center
Greater than 32 du/1 ac |
| Residential Rural
Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural
Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation
Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood
Up to 2.5 du/1 ac | Commercial General |
| Residential Low
Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban
Up to 8 du/1 ac | Business and Design
Research Park |
| Residential Medium
Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High
Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.



Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BERMUDA RD/STARR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700144-RICE KEVIN E & CYNTHIA J:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.3 acres.

Generally located on the west side of Fairfield Avenue (alignment), 680 feet north of Starr Avenue (alignment). MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-801-012

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

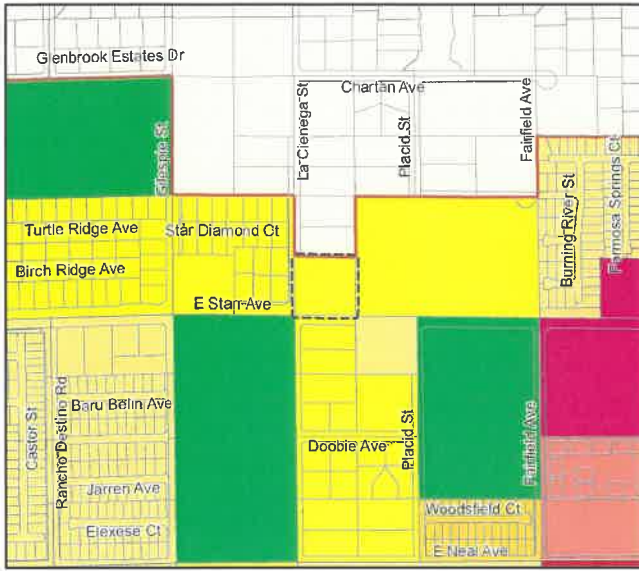
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 2.3

Staff Recommendation
Denial.

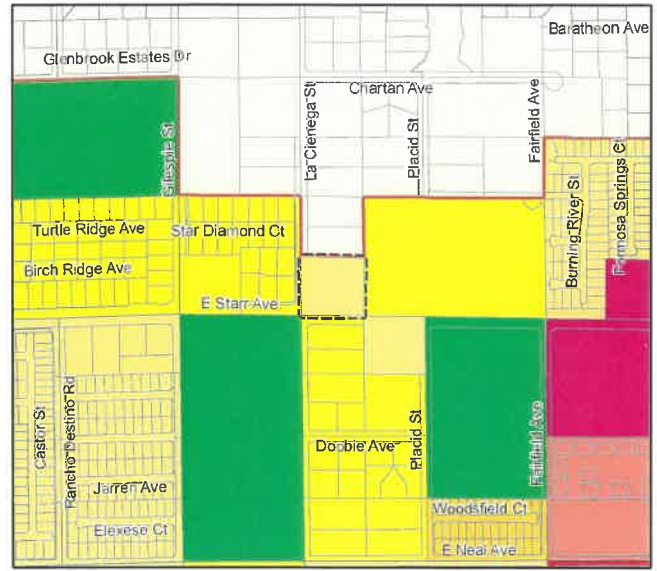
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KEVIN RICE
CONTACT: KEVIN RICE, 11185 FAIRFIELD AVE, LAS VEGAS, NV 89183



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

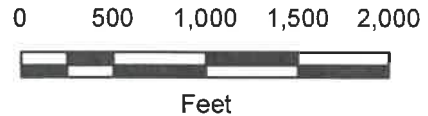
LUP-20-700145

Change # 144

Commission District A

- | | |
|---|--|
| Open Lands | Residential High Rise Center Greater than 32 du/1 ac |
| Residential Rural Up to 0.5 du/1 ac | Agricultural |
| Residential Agricultural Up to 1 du/1 ac | Office Professional |
| Rural Neighborhood Preservation Up to 2 du/1 ac | Commercial Neighborhood |
| Rural Neighborhood Up to 2.5 du/1 ac | Commercial General |
| Residential Low Up to 3.5 du/1 ac | Commercial Tourist |
| Residential Suburban Up to 8 du/1 ac | Business and Design Research Park |
| Residential Medium Up to 3 du/1 ac to 14 du/1 ac | Industrial |
| Residential High Up to 8 du/1 ac to 18 du/1 ac | Heavy Industrial |
| Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | Public Facilities |
| | Institutional |
| | Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

STARR AVE/LA CIENEGA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700145-SERIES I OF HUNTINGTON, LLC:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.5 acres.

Generally located on the northeast corner of Starr Avenue and La Cienega Street. MN/pd (For possible action)

RELATED INFORMATION:

APN:
177-33-801-023

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

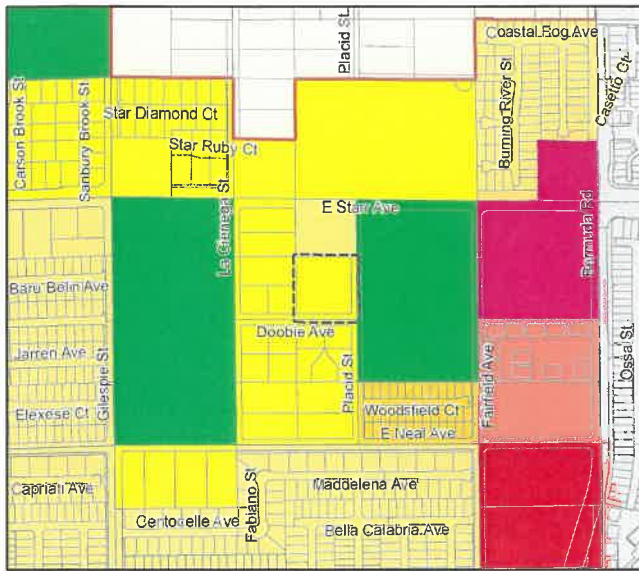
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 2.5

Staff Recommendation
Denial.

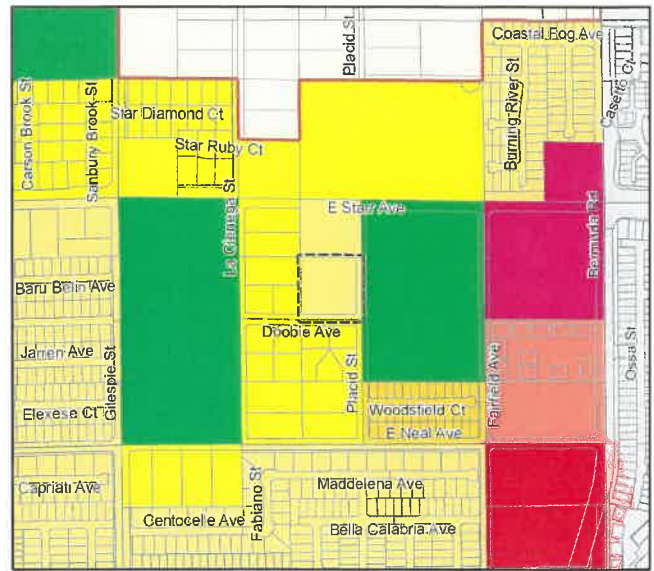
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SERIES I OF HUNTINGTON, LLC
CONTACT: BRENT LOVETT, 6877 S. EASTERN AVE, LAS VEGAS, NV 89119



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

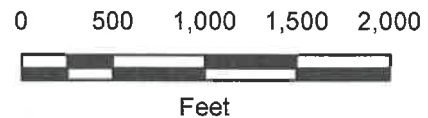
LUP-20-700146

Change # 145

Commission District A

- | | |
|--|---|
|  Open Lands |  Residential High Rise Center
Greater than 32 du/1 ac |
|  Residential Rural
Up to 0.5 du/1 ac |  Agricultural |
|  Residential Agricultural
Up to 1 du/1 ac |  Office Professional |
|  Rural Neighborhood Preservation
Up to 2 du/1 ac |  Commercial Neighborhood |
|  Rural Neighborhood
Up to 2.5 du/1 ac |  Commercial General |
|  Residential Low
Up to 3.5 du/1 ac |  Commercial Tourist |
|  Residential Suburban
Up to 8 du/1 ac |  Business and Design
Research Park |
|  Residential Medium
Up to 3 du/1 ac to 14 du/1 ac |  Industrial |
|  Residential High
Up to 8 du/1 ac to 18 du/1 ac |  Heavy Industrial |
|  Residential Urban Center
Up to 18 du/1 ac to 32 du/1 ac |  Public Facilities |
| |  Institutional |
| |  Major Development Projects |

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

STARR AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700146-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 2.1 acres.

Generally located on the northwest corner of Placid Street and Doobie Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:

191-04-501-013

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.1

Staff Recommendation

Denial

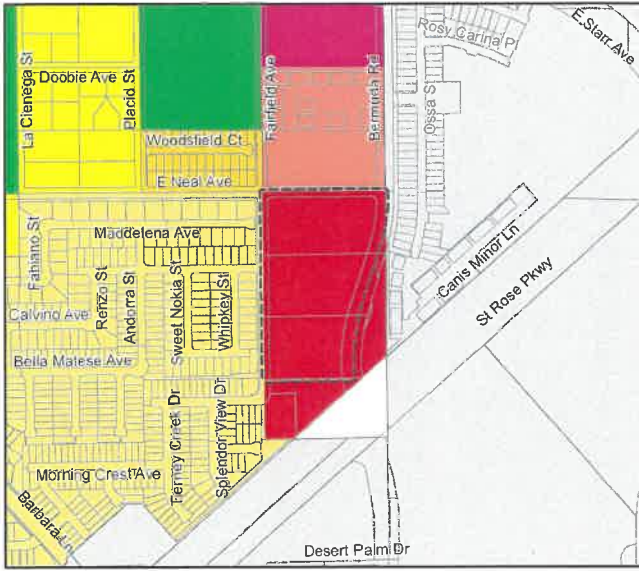
TAB/CAC:

APPROVALS:

PROTEST:

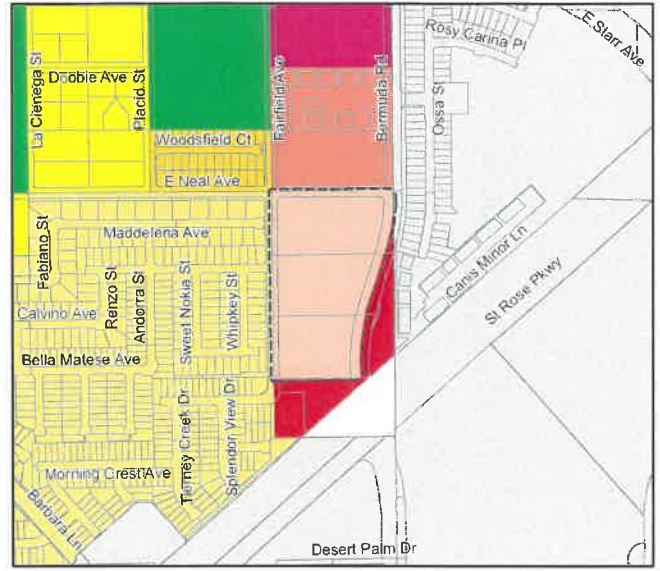
APPLICANT: KHUSROW ROOHANI

CONTACT: ROBERT CUNNINGHAM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Adopted

Commercial General (CG)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

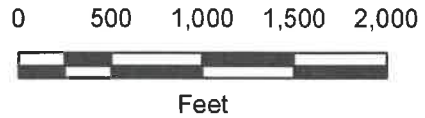
LUP-20-700147

Change # 146

Commission District A

 Open Lands	 Residential High Rise Center Greater than 32 du/1 ac
 Residential Rural Up to 0.5 du/1 ac	 Agricultural
 Residential Agricultural Up to 1 du/1 ac	 Office Professional
 Rural Neighborhood Preservation Up to 2 du/1 ac	 Commercial Neighborhood
 Rural Neighborhood Up to 2.5 du/1 ac	 Commercial General
 Residential Low Up to 3.5 du/1 ac	 Commercial Tourist
 Residential Suburban Up to 8 du/1 ac	 Business and Design Research Park
 Residential Medium Up to 3 du/1 ac to 14 du/1 ac	 Industrial
 Residential High Up to 8 du/1 ac to 18 du/1 ac	 Heavy Industrial
 Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac	 Public Facilities
	 Institutional
	 Major Development Projects

Note: This map reflects parcels as they are currently configured.



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Map created on: February 04, 2020



04/16/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ST. ROSE PKWY/BERMUDA RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700147-HKM NEVADA PROPERTIES:

LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RUC (Residential Urban Center) on 12.0 acres.

Generally located on the northwest corner of St. Rose Parkway and Bermuda Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:

191-04-602-012; 191-04-602-014; 191-04-602-017

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 12.0

Staff Recommendation

Denial.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANTHONY CELESTE

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135