

Clark County Commission Disclosure Statement:

Section 2.42.020 (3) of the Clark County Code requires that if a Commissioner discloses on one or more items of conflict, the Commissioner must complete and submit a disclosure statement to the Clark County Manager’s Office.

Section 2.42.00 (2) requires that the Clark County Manager’s Office maintain a record of all conflict disclosures and abstentions by Commissioners. All conflict disclosures and abstentions shall be kept for six (6) years.

For any questions related to this form, please email Katie Walpole at Kathleen.Walpole@ClarkCountyNV.gov.

Please complete one form for each disclosure.

Name of Commissioner: _____

Meeting Date: _____

Meeting Type:

- _____ Clark County Board of Commissioners
- _____ Clark County Liquor and Gaming Licensing Board
- _____ Clark County Zoning Commission
- _____ Clark County Water Reclamation District Board of Trustees
- _____ Mt. Charleston Fire Protection District Board of Fire Commissioners
- _____ Moapa Valley Fire Protection District Board of Fire Commissioners
- _____ University Medical Center of Southern Nevada Board of Trustees

Agenda Item Number: _____

Reason for Disclosure: *(Select all that apply)*

- _____ I have a pecuniary interest in the Item or in property/business in close proximity.
- _____ I have accepted a gift or loan from a person or entity having an interest in the Item.
- _____ I am related to a person having an interest in the Item within the third degree of consanguinity or the person is a member of my household.
- _____ An employment relationship exists. A person or entity having an interest in the Item employs me or a member of my household.

_____ A person or entity having an interest in the Item is a client of my firm.

_____ I have a continuing or recent business relationship with a person or entity having an interest in the Item.

_____ I have a commitment in a private capacity to the interests of another person or entity having an interest in the Item.

_____ Other: *(Please describe in the space below.)*

Did you abstain from the Item?

_____ Yes

_____ No

If you did not abstain, please select the reason for why the independence of judgment of a reasonable person in your situation would not be materially affected: *(Select all that apply)*

_____ The Item involves a matter of general application of such as an ordinance or resolution.

_____ I have not accepted a gift or loan from the person or entity, or the loan has not been outstanding for more than five (5) years, or the gift or loan was for an amount under \$75.00.

_____ The person or entity having an interest in the Item is not a major or long-standing client of my firm, and the Item before me is unrelated to the matter handled by my firm.

_____ The Item was purely procedural, and Counsel advised that after disclosure, I am permitted to vote.

_____ The business or other relationship is not substantial.

_____ Other: *(Please describe in the space below.)*

Please submit this form to Katie Walpole at Kathleen.Walpole@ClarkCountyNV.gov within seven (7) calendar days of the meeting at which the disclosure occurred. In your email, please attach a copy of the meeting agenda containing the Item. Additionally, if you received a written opinion from Counsel, please provide a copy.



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, JULY 3, 2024**

HIGHLIGHTS

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at <https://clarkcountynv.gov/agendas>. Versión en español se puede encontrar en <https://clarkcountynv.gov/agendas> haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa <https://clarkcountynv.gov/agendas> sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 20 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

ITEMS 21– 54 are non-routine public hearing items for possible action.

These items will be considered separately.

OPENING CEREMONIES

CALL TO ORDER

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

[Board of County Commissioners' Zoning Meeting Minutes for 6/5/24.](#)

ROUTINE ACTION ITEMS (4 – 20):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-24-0220-NP DURANGO, LLC:

DESIGN REVIEW for expansion and modification to an existing resort hotel (Durango Station) on 49.39 acres in a CR (Commercial Resort) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between CC 215 and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rr/ng (For possible action)

Spring Valley TAB 6/25/ No quorum.

APPROVALS: 6 cards

PROTESTS: 1 card

5. ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth. DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

Paradise TAB recommended approval. Winchester TAB recommended approval.

APPROVALS: 1 letter

PROTESTS: 2 cards

6. UC-24-0213-SEARCHLIGHT MERCANTILE CO:

USE PERMITS for the following: 1) mining; 2) rock crushing; and 3) gravel pit.

WAIVER OF DEVELOPMENT STANDARDS to increase sound level.

DESIGN REVIEWS for the following: 1) mining; 2) rock crushing; 3) gravel pit; and 4) final grading plan for a Hillside Development on a 28.0 acre portion of 183.31 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of US 95, 1,300 feet south of Hobson Street within Searchlight. MN/lm/ng (For possible action)

Searchlight TAB recommended approval with 1 year to review.

APPROVALS: 3 cards

PROTESTS:

7. UC-24-0219-HUGHES HOWARD PROPERTIES INC:

USE PERMIT for modified development standards.

DESIGN REVIEW for a multi-family residential (condominiums) development on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the south side of Charleston Boulevard and the east side of Plaza Centre Drive within Summerlin. JJ/md/ng (For possible action)

Companion with #8.

APPROVALS:6 cards

PROTESTS: 14 cards, 5 letters

8. TM-24-500050-HUGHES HOWARD PROPERTIES INC:

TENTATIVE MAP consisting of 102 condominium units, limited common elements, and common lots on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the south side of Charleston Boulevard and the east side of Plaza Center Drive within Summerlin. JJ/md/ng (For possible action)

Companion with #7.

APPROVALS:

PROTESTS:

9. WC-24-400050 (UC-21-0422)-CRYSTALS, LLC:

WAIVER OF CONDITIONS requesting full off-site improvements in conjunction with a previously approved single-family residential development attached (duplex) on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)

Sunrise Manor TAB recommended approval.

APPROVALS: 2 cards

PROTESTS:

10. WS-24-0205-SUNSET AND DURANGO PARTNERS PHASE 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for canopies in conjunction with an approved parking garage on 9.65 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road, 280 feet west of Durango Drive within Spring Valley. JJ/rr/ng (For possible action)

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS: 1 card

11. ZC-24-0196-DAF HOLDING, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (For possible action)

Companion with #12 & #13.

Enterprise TAB recommended approval.

APPROVALS: 1 card

PROTESTS:

12. VS-24-0198-DAF HOLDING, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard within Enterprise (description on file). JJ/jor/ng (For possible action)

Companion with #11 & #13.
Enterprise TAB recommended approval.
APPROVALS: 1 card
PROTESTS:

13. DR-24-0197-DAF HOLDING, LLC:
DESIGN REVIEW for a proposed commercial center on 2.50 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action)

Companion with #11 & #12.
Enterprise TAB recommended approval.
APPROVALS: 1 card
PROTESTS:

14. ZC-24-0211-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V, LLC LEASE:
ZONE CHANGE to reclassify 4.06 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Badura Avenue and the east side of Pioneer Way within Spring Valley (description on file). MN/hw (For possible action)

Companion with #15 & #16.
Spring Valley TAB 6/25 No quorum.
APPROVALS: 2 cards
PROTESTS: 2 cards

15. VS-24-0210-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC LEASE:
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Pioneer Way and Tenaya Way; a portion of right-of-way being Badura Avenue located between Pioneer Way and Tenaya Way; a portion of right-of-way being Arby Avenue located between Pioneer Way and Tenaya Way; and a portion of right-of-way being Pioneer Way located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/hw/ng (For possible action)

Companion with #14 & #16.
Spring Valley TAB 6/25 No quorum.
APPROVALS: 2 cards
PROTESTS: 2 cards

16. WS-24-0212-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC LEASE: AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative landscaping (no longer needed); and 2) an office/warehouse distribution facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Badura Avenue and the east side of Pioneer Way within Spring Valley. MN/hw/syp (For possible action)

Companion with #15 & #16.

Spring Valley TAB 6/25 No quorum.

APPROVALS: 2 cards

PROTESTS: 2 cards

17. ORD-24-900052: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beedie (Pioneer Sunset) NV Property Limited Partnership for a distribution center on 6.1 acres, generally located north of Sunset Road and east of Pioneer Way within Spring Valley. MN/lg (For possible action)
18. ORD-24-900150: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 5.0 acres, generally located north of Gomer Road and east of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)
19. ORD-24-900161: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Blue Diamond M-E, LLC for a restaurant on 1.0 acre, generally located south of Blue Diamond Road and west of Buffalo Drive within Enterprise. JJ/lg (For possible action)
20. ORD-24-900186: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust, ZSKSMAZ Township Family Trust, Mak Zak LLC, Jones Ford Lindell LLC, SDIP Pre-Dev Holdings LLC, & LV Silverado Schuster LLC for a multi-family residential development on 12.8 acres, generally located west of Valley View Boulevard and north of Silverado Ranch Boulevard within Enterprise. JJ/lg (For possible action)

NON-ROUTINE ACTION ITEMS (21 – 54):

These items will be considered separately.

21. ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)

Paradise TAB recommended approval.

APPROVALS:

PROTESTS: 1 card

22. UC-24-0089-NEVADA SPEEDWAY, LLC:
HOLDOVER AMENDED USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping (no longer needed); and 3) off-site improvements.
DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

Sunrise Manor TAB recommended approval of the use permit, waivers of development standards #1 and #2, and design review; denial of waiver of development standards #3.

APPROVALS:

PROTESTS: 3 cards

23. UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:
USE PERMIT for a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.
DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS:

24. WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:
HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)

Paradise TAB recommended approval.

APPROVALS: 1 card

PROTESTS:

25. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

Companion with #26, #27, & #28.

Enterprise TAB recommended denial.

APPROVALS: 1 card

PROTESTS: 1 card

26. VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action)

Companion with #25, #27, & #28.

Enterprise TAB recommended denial.

APPROVALS:

PROTESTS: 2 cards

27. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

Companion with #25, #26, & #28.

Enterprise TAB recommended approval.

APPROVALS: 1 card

PROTESTS: 1 card

28. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping (no longer needed); 4) allow non-standard improvements within the right-of-way; 5) reduce departure distance; 6) reduce driveway width; and 7) reduce parking (previously not notified).
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade; and 3) alternative parking lot landscaping (previously not notified) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

Companion with #25, #26, & #27.

Enterprise TAB recommended denial.

APPROVALS:

PROTESTS: 3 cards

29. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain.
MK/lm/syp (For possible action)

Lone Mountain CAC recommended denial.

APPROVALS: 1 letter

PROTESTS: 4 cards, 7 letters

30. WS-24-0199-YU RENTON D & SOO YOUNG:
WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.
DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action)

Enterprise TAB recommended denial.

APPROVALS: 1 card

PROTESTS:

31. ZC-24-0112-SHANGOOLY, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

Companion with #32, #33, & #34.

Enterprise TAB recommended approval.

APPROVALS: 1 card

PROTESTS: 8 cards, 1 letter

32. VS-24-0114-SHANGOOLY, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

Companion with #31, #33, & #34.

Enterprise TAB recommended approval.

APPROVALS: 2 cards

PROTESTS: 7 cards, 1 letter

33. WS-24-0113-SHANGOOLY, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height in conjunction with a single-family development; 2) increase fill heights; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single-family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

Companion with #31, #32, & #34.

Enterprise TAB recommended denial.

APPROVALS: 1 card

PROTESTS: 7 cards, 1 letter

34. TM-24-500029-SHANGOOLY, LLC:
HOLDOVER TENTATIVE MAP consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

Companion with #31, #32, & #33.

Enterprise TAB recommended denial.

APPROVALS:

PROTESTS:

35. ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

Companion with #36, #37, & #38.

Enterprise TAB recommended approval.

APPROVALS: 3 cards

PROTESTS: 3 cards

36. VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action)

Companion with #35, #37, & #38.

Enterprise TAB recommended approval.

APPROVALS:

PROTESTS:

37. UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:
HOLDOVER USE PERMITS for the following: 1) vehicle wash; and 2) gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

Companion with #35, #36, & #38.

Enterprise TAB recommended denial.

APPROVALS: 2 cards

PROTESTS: 3 cards

38. TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:
HOLDOVER TENTATIVE MAP for a 1 lot commercial subdivision on 5.5 acres in a CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

Companion with #35, #36, & #37.
Enterprise TAB recommended approval.
APPROVALS:
PROTESTS:

39. ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise (description on file). JJ/jor (For possible action)

Companion with #40 & #41.
Enterprise TAB recommended approval.
APPROVALS: 2 cards
PROTESTS: 13 cards, 5 letters

40. VS-24-0145-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action)

Companion with #39 & #41.
Enterprise TAB recommended approval.
APPROVALS: 2 cards
PROTESTS: 13 cards, 5 letters

41. WS-24-0144-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) loading spaces; 3) reduce driveway approach distance; and 4) reduce driveway departure distance.
DESIGN REVIEW for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action)

Companion with #39 & #40.
Enterprise TAB recommended approval (provide 5-foot-high sound attenuating walls on the east side of the drive-thru lane pads extending 15 feet beyond the curves to the west; emergency exit only on the east side of Building 1; add architectural features on the east elevation of Building 1).
APPROVALS: 2 cards
PROTESTS: 12 cards, 6 letters

42. ZC-24-0187-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (LEASE): ZONE CHANGE to reclassify 13.54 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley (description on file). MN/bb (For possible action)

Companion with #43, #44 & #45.

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS: 1 card

43. VS-24-0189-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street, and between Badura Avenue and Arby Avenue; and portion of a right-of-way being Rainbow Boulevard located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/bb/ng (For possible action)

Companion with #42, #44 & #45.

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS: 1 card

44. WS-24-0194-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics. DESIGN REVIEW for an office/warehouse complex on 13.54 acres in an IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/syp (For possible action)

Companion with #42, #43 & #45.

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS: 1 card

45. TM-24-500046-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): TENTATIVE MAP for a 1 lot industrial subdivision on 13.54 acres in an IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/ng (For possible action)

Companion with #42, #43 & #44.

Spring Valley TAB 6/25 No quorum.

APPROVALS:

PROTESTS:

46. PA-24-700013-GYPSUM RESOURCES, LLC:
AMENDED PLAN AMENDMENT on approximately 2,010 acres (previously notified as 2,400 acres) to redesignate the existing land use categories from Open Lands and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rk (For possible action)

Companion with #47.

Red Rock CAC 6/26

APPROVALS:

PROTESTS:

PC Action - Forward from 7/2 meeting

47. ZC-24-0294-GYPSUM RESOURCES LLC:
AMENDED ZONE CHANGE on approximately 2,010 acres (previously notified as 2,400 acres) to 1) reclassify from an R-U (Rural Open Land) Zone to an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village-Mixed-Use) Zone; and 2) establish a P-C (Planned Community) Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock (description on file). JJ/rk (For possible action)

Companion with #46.

Red Rock CAC 6/26

APPROVALS:

PROTESTS:

48. AMENDED ORD-24-900417: Conduct a public hearing on an ordinance to consider the adoption of a Development Agreement with Gypsum Resources, LLC on approximately 2,010 acres (previously 2,400 acres) for mixed-use comprehensive master planned development, generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159. (For possible action)

AGENDA ITEM

49. AG-24-900225: Approve the relinquishment of interest in portions of right-of-way grants issued to Clark County by the Bureau of Land Management situated within portions of Assessor's Parcel numbers 125-31-301-014 & 125-31-201-010 along the Eula Street alignment, north and south of Washburn Road (alignment), and west of Grand Canyon Drive; and authorize the County Manager or the designee to sign any documents necessary to complete the relinquishment process. (For possible action)

ORDINANCES – INTRODUCTION

50. ORD-24-900190: Introduce an ordinance to consider adoption of a Development Agreement with BP Durango LP for a commercial development on 1.3 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/lg (For possible action)
51. ORD-24-900218: Introduce an ordinance to consider adoption of a Development Agreement with Eagle Promenade LLC for a commercial development on 2.0 acres, generally located west of Rainbow Boulevard and north of Eldorado Lane Avenue within Enterprise. MN/dd (For possible action)

52. ORD-24-900222: Introduce an ordinance to consider adoption of a Development Agreement with Axiom 3, LLC for a multi-family residential development on 4.5 acres, generally located south of Sunset Road and west of Montessouri Street within Spring Valley. MN/Ig (For possible action)
53. ORD-24-900250: Introduce an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.7 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/Ig (For possible action)
54. ORD-24-900288: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single-family residential development on 2.0 acres, generally located north of Blue Diamond Road and west of Inspiration Drive within Enterprise. JJ/Ig (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.