



Enterprise Town Advisory Board

Windmill Library
7060 W. Windmill Lane
Las Vegas, NV 89113

March 4, 2020
6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Kevin Smedley at kmedley@clarkcountynv.gov and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Jenna Waltho - Chair
David Chestnut
Kendal Weisenmiller

Barris Kaiser – Vice Chair
Rachel Pinkston

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. **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.

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

III. Approval of Agenda for March 4, 2020 and Hold, Combine or Delete Any Items (For possible action)

Items from the March 4, 2020 TAB meeting that cannot be heard due to time constraints will be heard at the March 5, 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>

1. **CP-20-900062**: Update the Enterprise Land Use Plan map to reflect existing uses, and change designations from PF (Public Facilities) to an appropriate land use designation where there is no longer a reservation for public use. (For possible action) **04/14/20 PC**
2. **LUP-20-700001-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center) on 5.0 acres. Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive. MN/pd (For possible action) **04/14/20 PC**
3. **LUP-20-700002-ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RUC (Residential Urban Center) on 7.3 acres. Generally located on the southeast corner of Montessouri Street and Warm Springs Road. MN/pd (For possible action) **04/14/20 PC**
4. **LUP-20-700003-GILMORE LEROY & PATRICIA FAM TR & GILMORE LEROY & PATRICIA R TRS:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 2.6 acres. Generally located on the west side of Santa Margarita Street (alignment), 650 feet south of Sunset Road. MN/pd (For possible action) **04/14/20 PC**
5. **LUP-20-700004-DALEY FAMILY TRUST ETAL & VANGUARD TRUST:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 14.0 acres. Generally located on the southwest corner Redwood Street and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**
6. **LUP-20-700005-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use categories from BDRP (Business and Design/Research Park) and CG (Commercial General) to RUC (Residential Urban Center) on 13.7 acres. Generally located on the northwest corner of Warm Springs Road and Redwood Street. MN/pd (For possible action) **04/14/20 PC**
7. **LUP-20-700006-TERRA AERO, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 7.8 acres. Generally located on the northwest corner of Jones Boulevard and Badura Avenue. MN/pd (For possible action) **04/14/20 PC**

8. **LUP-20-700007-COLONNA VINCENT A & JUDITH A:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 2.4 acres. Generally located on the north side of Eldorado Lane, 300 feet east of Jones Boulevard. MN/pd (For possible action) **04/14/20 PC**

9. **LUP-20-700008-NEMAN DAVID & NEMAN RAMIN:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 4.5 acres. Generally located on the northwest and southwest corners of Decatur Boulevard and Mardon Aveune. MN/pd (For possible action) **04/14/20 PC**

10. **LUP-20-700009-ROBINDALE & ASSOCIATES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 3.1 acres. Generally located on the north side of Robindale Road, 1200 feet west of Decatur Boulevard. MN/pd (For possible action) **04/14/20 PC**

11. **LUP-20-700040-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.1 acres. Generally located on the northeast corner of Redwood Street and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

12. **LUP-20-700041-ZE REN INC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.4 acres. Generally located on the northeast corner of Sorrel Street and Pebble Road, and the southwest corner of Torino Avenue and Torrey Pines Drive. JJ/pd (For possible action) **04/14/20 PC**

13. **LUP-20-700042-JONES FORD LINDELL, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the south side Ford Avenue, 600 feet west of Jones Boulevard. JJ/pd (For possible action) **04/14/20 PC**

14. **LUP-20-700043-ADAMS BRIAN M:**
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 northeast corner of El Camino Road and Torino Avenue. JJ/pd (For possible action) **04/14/20 PC**

15. **LUP-20-700044-STRAIGHT-LINE LEASING, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to IND (Industrial) on 2.3 acres. Generally located on the southwest corner of Bronco Street and Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

16. **LUP-20-700045-LUXURY COACH STORAGE BAYS, LLC:**
LAND USE PLAN to redesignate the existing land use category from from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 5.0 acres. Generally located on the northeast corner of Hauck Street (alignment) and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**

17. **LUP-20-700046-RITTENHOUSE DWAIN A 1998 LIV TR & RITTENHOUSE DWAIN A TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 2.1 acres. Generally located on the west side of Decatur Boulevard, 300 feet north of Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**
18. **LUP-20-700047-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Edmond Street and Cougar Avenue. JJ/pd (For possible action) **04/14/20 PC**
19. **LUP-20-700048-BLUE INSPIRATION 2, LLC:**
LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General) to RUC (Residential Urban Center) on 2.0 acres. Generally located on the west side of Inspiration Drive, 300 feet north of Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**
20. **LUP-20-700049-RON AVI ETAL & ZITRON ISAAC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RHRC (Residential High Rise Center) on 7.0 acres. Generally located on the south side of Blue Diamond Road, between Santa Margarita Street and Redwood Street. JJ/pd (For possible action) **04/14/20 PC**
21. **LUP-20-700050-TRAJAN HOLDINGS, LLC:**
LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) and IND (Industrial) on 27.5 acres. Generally located on the east side of Rainbow Boulevard and the north side of Richmar Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**
22. **LUP-20-700051-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.1 acres. Generally located on the northeast and northwest corners of Duneville Street and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**
23. **LUP-20-700052-R B M REAL ESTATE, 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 south side of Serene Avenue, 600 feet west of Lindell Road (alignment). JJ/pd (For possible action) **04/14/20 PC**
24. **LUP-20-700053-USA:**
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 Lindell Road (alignment) and Oleta Avenue. JJ/pd (For possible action) **04/14/20 PC**
25. **LUP-20-700054-NEMAN RAMIN & NEMAN DAVID:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CN (Commercial Neighborhood) on 2.5 acres. Generally located on the southwest corner of Decatur Boulevard and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**

26. **LUP-20-700055-JONES FORD LINDELL, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the northwest corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**
27. **LUP-20-700056-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the northeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**
28. **LUP-20-700057-USA:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RL (Residential Low) to RS (Residential Suburban) on 20.0 acres. Generally located on the southeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action) **04/14/20 PC**
29. **LUP-20-700058-J C L H, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RH (Residential High) on 15.0 acres. Generally located on the southwest corner of Decatur Boulevard and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**
30. **LUP-20-700059-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
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 Gary Avenue (alignment) and Hauck Street (alignment). JJ/pd (For possible action) **04/14/20 PC**
31. **LUP-20-700060-DAVID FAX OBER, LLC & BUFFALO WING, LLC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 6.9 acres. Generally located on the south side of Richmar Avenue (alignment), 300 feet west of Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**
32. **LUP-20-700061-LEANY CHARLES & JUNE FAMILY TR & LEANY CHARLES E TRS:**
LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to CG (Commercial General) on 1.7 acres. Generally located on the northwest corner of Silverado Ranch Boulevard and Decatur Boulevard. JJ/pd (For possible action) **04/14/20 PC**
33. **LUP-20-700062-BALELO FAMILY IRREVOCABLE SUB-TRUST & SMITH RONALD L TRS:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to OP (Office Professional) on 2.1 acres. Generally located on the southwest corner of Camero Avenue and Lisa Lane. JJ/pd (For possible action) **04/14/20 PC**
34. **LUP-20-700063-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 22.0 acres. Generally located on the southwest corner of Cimarron Road and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**

35. **LUP-20-700064-W B G TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 14.1 acres. Generally located on the northeast corner of Warbonnet Way and Camero Avenue. JJ/pd (For possible action) **04/14/20 PC**
36. **LUP-20-700065-USA:**
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 northeast corner of Buffalo Drive and Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**
37. **LUP-20-700066-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 36.3 acres. Generally located on the east side of Monte Cristo Way, 300 feet south of Wigwam Avenue. JJ/pd (For possible action) **04/14/20 PC**
38. **LUP-20-700067-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 20.0 acres. Generally located on the north side of Pebble Road, 300 feet west of Tenaya Way. JJ/pd (For possible action) **04/14/20 PC**
39. **LUP-20-700068-DAVIS FAMILY REVOCABLE TRUST & DAVIS JOHN G & JOY A TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 3.9 acres. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue. JJ/pd (For possible action) **04/14/20 PC**
40. **LUP-20-700069-MAK ZAK, LLC:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Cougar Avenue and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**
41. **LUP-20-700070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the west side of Rosanna Street, 300 feet north of Torino Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**
42. **LUP-20-700071-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:**
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 north and south of Torino Avenue, 275 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**
43. **LUP-20-700073-S W PEBBLE, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the north side of Pebble Road, 600 feet west of Rosanna Street. JJ/pd (For possible action) **04/14/20 PC**

44. **LUP-20-700074-USA:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to RH (Residential High) on 5.0 acres. Generally located on the southeast corner of Durango Drive and Raven Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**
45. **LUP-20-700075-BUFFALO WING, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 27.4 acres. Generally located on the north and south sides of Agate Avenue (alignment), 300 feet west of Buffalo Drive. JJ/pd (For possible action) **04/14/20 PC**
46. **LUP-20-700076-MAK ZAK, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 2.5 acres. Generally located on the southeast corner of Pebble Road and Pioneer Way (alignment). JJ/pd (For possible action) **04/14/20 PC**
47. **LUP-20-700077-USA:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 7.5 acres. Generally located on the southwest corner of Pioneer Way and Agate Avenue. JJ/pd (For possible action) **04/14/20 PC**
48. **LUP-20-700078-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.7 acres. Generally located on the northeast corner of Monte Cristo Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**
49. **LUP-20-700079-SERIES III HUNTINGTON, LLC:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.3 acres. Generally located on the northwest corner of Tenaya Way (alignment) and Blue Diamond Road. JJ/pd (For possible action) **04/14/20 PC**
50. **LUP-20-700080-ALL OUT FINANCIAL RESOURCES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 2.1 acres. Generally located on the northwest corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**
51. **LUP-20-700081-ROOHANI RAMAK:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the northeast corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**

52. **LUP-20-700082-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 7.5 acres. Generally located on the southeast corner of Tenaya Way and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**
53. **LUP-20-700083-L H VENTURES, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres. Generally located on the southeast corner of Pebble Road and Belcastro Street. JJ/pd (For possible action) **04/14/20 PC**
54. **LUP-20-700084-L V RAINBOW, LLC:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 20.0 acres. Generally located on the north side of Blue Diamond Road, 250 feet west of Rainbow Boulevard. JJ/pd (For possible action) **04/14/20 PC**
55. **LUP-20-700085-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**
LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.9 acres. Generally located on the northwest corner of Rainbow Boulevard and Meranto Avenue. JJ/pd (For possible action) **04/14/20 PC**
56. **LUP-20-700086-REMARK REVOCABLE TRUST & ROOHANI KHUSROW FAMILY TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 2.5 acres. Generally located on the northwest corner of Gomer Road (alignment) and Rosanna Street (alignment). JJ/pd (For possible action) **04/14/20 PC**
57. **LUP-20-700087-STRAIGHT-LINE LEASING, LLC:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 11.7 acres. Generally located on the north side of Pebble Road, 600 feet west of Grand Canyon Drive, and the northeast corner of Pebble Road and Grand Canyon Drive. JJ/pd (For possible action) **04/14/20 PC**
58. **LUP-20-700088-NAHAI ILIEN & KERENDI FAROUGH & JACKLIN FAM TR:**
LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 15.0 acres. Generally located on the northwest corner of Grand Canyon Drive and Raven Avenue. JJ/pd (For possible action) **04/14/20 PC**
59. **LUP-20-700089-CIRCLE Q RANCH II, LLC:**
LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) on 23.8 acres. Generally located on the southeast corner of Grand Canyon Drive and Pebble Road. JJ/pd (For possible action) **04/14/20 PC**
60. **LUP-20-700090-LEWIS INVESTMENT COMPANY OF NEVADA:**
LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RS (Residential Suburban) to RH (Residential High) on 11.6 acres. Generally located on the northeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

61. **LUP-20-700091-LEWIS INVESTMENT COMPANY OF NEVADA:**
LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RS (Residential Suburban) on 1.1 acres. Generally located on the southeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**
62. **LUP-20-700092-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:**
LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.4 acres. Generally located on the northeast corner of Hualapai Way and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**
63. **LUP-20-700093-LEWIS INVESTMENT COMPANY NEVADA, LLC:**
LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RM (Residential Medium) on 47.6 acres. Generally located on the southwest corner of Grand Canyon Drive and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**
64. **LUP-20-700094-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**
LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 2.5 acres. Generally located on the southwest corner of Fort Apache Road and Serene Avenue. JJ/pd (For possible action) **04/14/20 PC**
65. **LUP-20-700095-DOGWOOD HICKORY, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RL (Residential Low) on 9.5 acres. Generally located on the southeast corner of Quarterhorse Lane and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**
66. **LUP-20-700096-DURANGO ERIE, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 5.0 acres. Generally located on the north side of Erie Avenue (alignment), 300 feet west of Durango Drive (alignment). JJ/pd (For possible action) **04/14/20 PC**
67. **LUP-20-700097-LAND INVESTMENTS, LLC:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 1.9 acres. Generally located on the west side of Durango Drive (alignment), 300 feet north of Erie Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**
68. **LUP-20-700098-STIMSON CHRISTOPHER J & A FAM TR & STIMSON CHRISTOPHER & ARALEE TRS:**
LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to CN (Commercial Neighborhood) on 5.0 acres. Generally located on the southwest corner of Buffalo Drive and Cactus Avenue (alignment). JJ/pd (For possible action) **04/14/20 PC**

69. **LUP-20-700099-HAIKAL EXEMPTION TRUST:**
LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) and RS (Residential Suburban) on 20.0 acres. Generally located on the southwest and southeast corners of Gomer Road (alignment) and Montessouri Street (alignment). JJ/pd (For possible action) **04/14/20 PC**
70. **LUP-20-700100-M F E INC:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.7 acres. Generally located on the southwest corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**
71. **LUP-20-700101-ADAMS BRIAN M:**
LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 4.1 acres. Generally located on the northeast corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action) **04/14/20 PC**
72. **LUP-20-700102-OMNI FAMILY LIMITED PARTNERSHIP:**
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 Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action) **04/14/20 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 5, 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.

ENTERPRISE TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-20-900062: Update the Enterprise Land Use Plan map to reflect existing uses, and change designations from PF (Public Facilities) to an appropriate land use designation where there is no longer a reservation for public use. (For possible action)

FISCAL IMPACT:

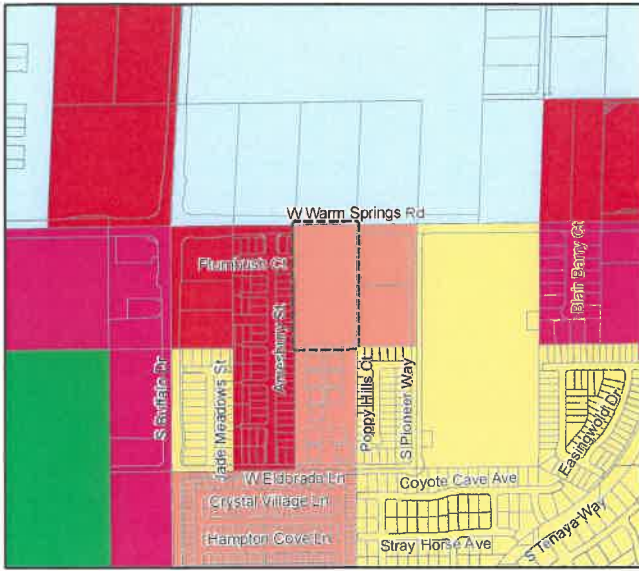
None by this action.

BACKGROUND:

There are parcels that are developed based on approved nonconforming zone changes which established uses that are different from the land use designation currently shown on the Enterprise Land Use Plan map, and therefore, the map needs to be updated to reflect those approved zone changes. In addition, there were public land reservations by agencies and departments on Bureau of Land Management (BLM) land where the reservations are no longer needed.

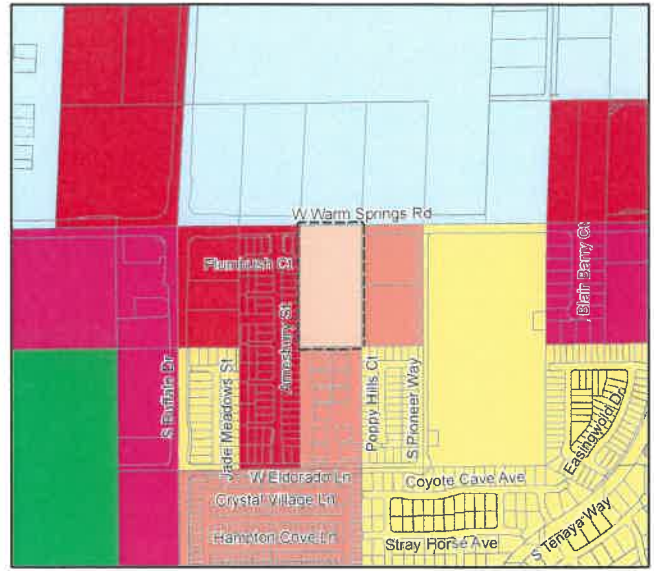
The requested changes will update the land use plan to reflect existing uses, and change the PF (Public Facilities) designation to an appropriate land use designation on parcels that no longer have a public use reservation.

DRAFT



Adopted

Residential High (RH)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700001

Change # 2

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700001-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center) on 5.0 acres.

Generally located on the south side of Warm Springs Road, 600 feet east of Buffalo Drive, MN/pd
(For possible action)

RELATED INFORMATION:

APN:

176-10-101-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 5.0

Staff Recommendation

Denial.

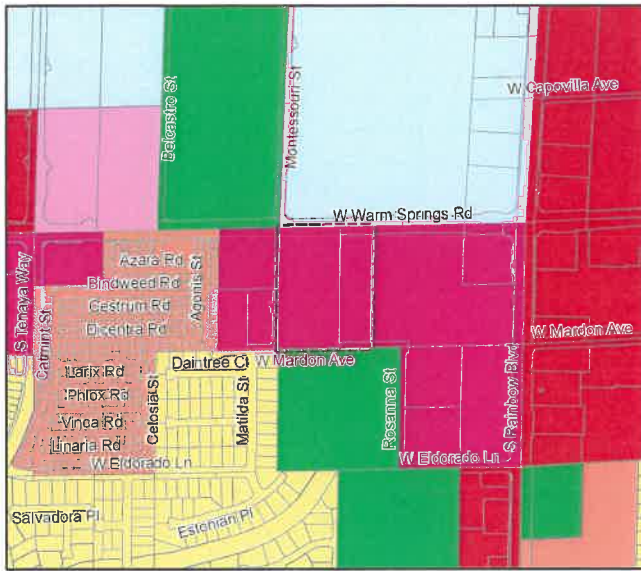
TAB/CAC:

APPROVALS:

PROTEST:

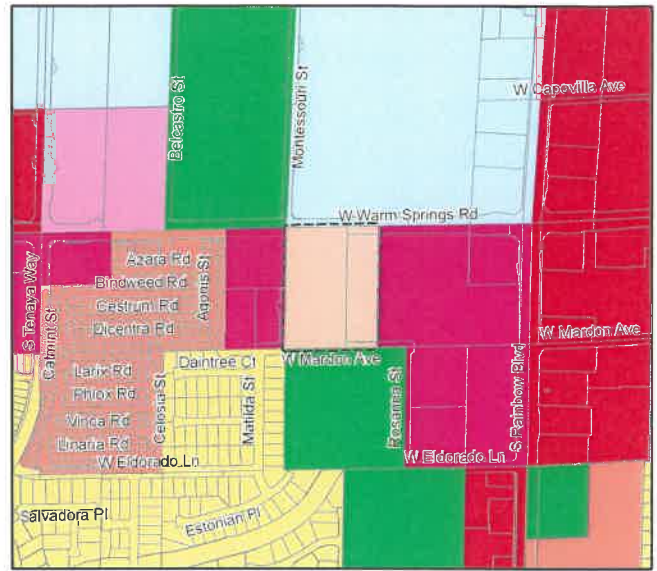
APPLICANT: KHUSROW ROOHANI

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



Adopted

Commercial Neighborhood (CN)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

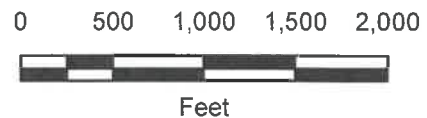
LUP-20-700002

Change # 3

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

MONTESSOURI ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700002-ROOHANI KHUSROW FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RUC (Residential Urban Center) on 7.3 acres.

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

RELATED INFORMATION:

APN:

176-10-502-009; 176-10-514-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 7.3

Staff Recommendation

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

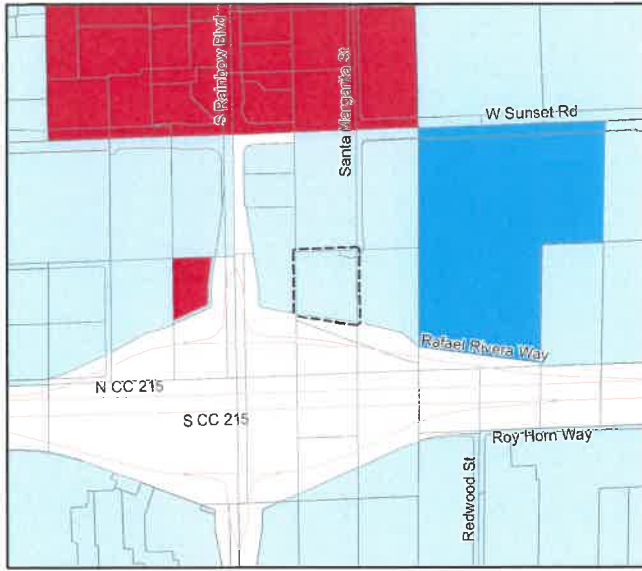
TAB/CAC:

APPROVALS:

PROTEST:

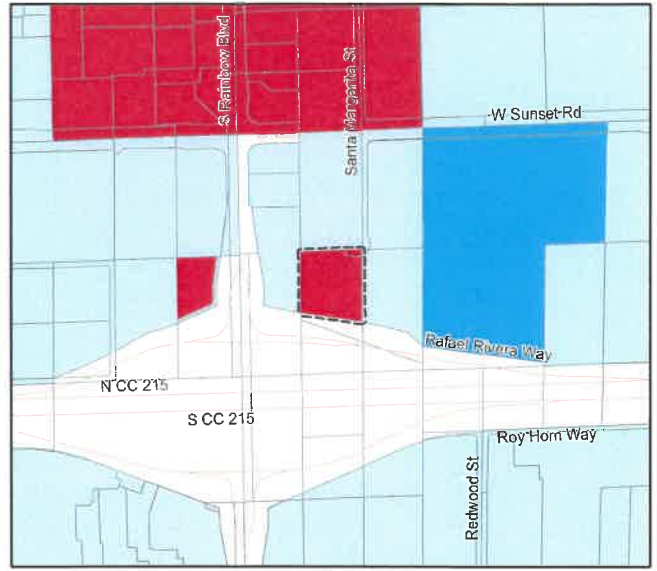
APPLICANT: KHUSROW ROOHANI

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



Adopted

Business and Design/Research Park (BDRP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

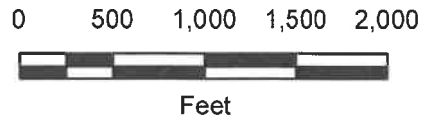
LUP-20-700003

Change # 4

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RAINBOW BLVD/RAFAEL RIVERA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700003-GILMORE LEROY & PATRICIA FAM TR & GILMORE LEROY & PATRICIA R TRS:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 2.6 acres.

Generally located on the west side of Santa Margarita Street (alignment), 650 feet south of Sunset Road. MN/pd (For possible action)

RELATED INFORMATION:

APN:

176-02-101-015

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.6

Staff Recommendation

Approval.

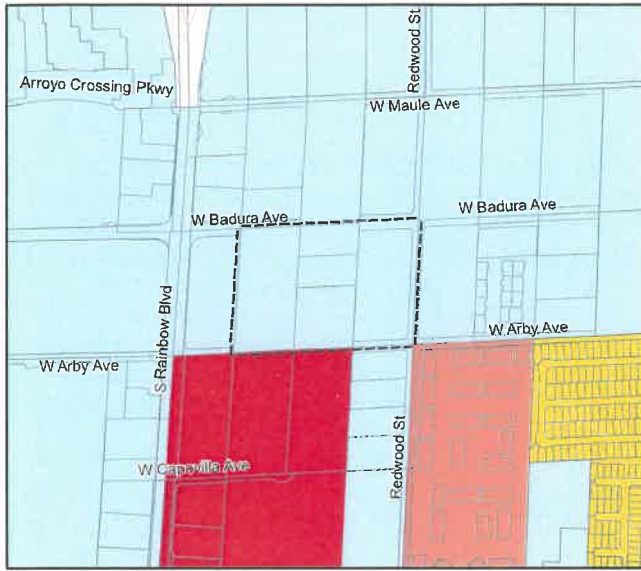
TAB/CAC:

APPROVALS:

PROTEST:

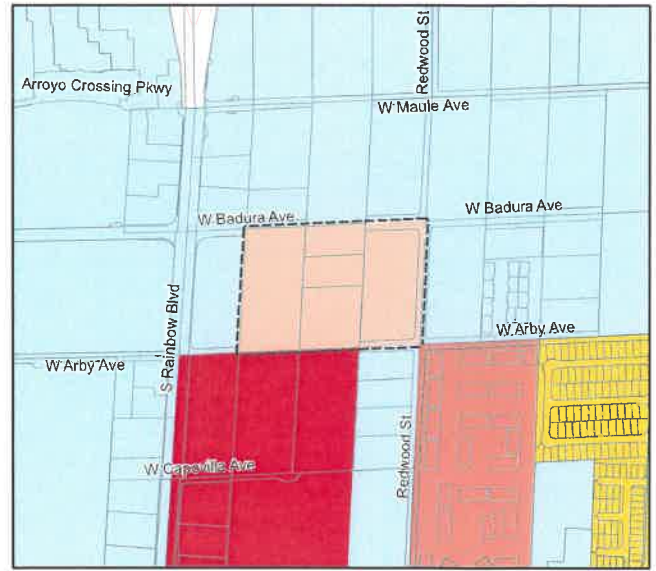
APPLICANT: TIM SHAW

CONTACT: TIM SHAW, SIMPLY VEGAS, 3042 S. DURANGO DRIVE, LAS VEGAS, NV 89117



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

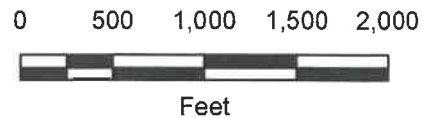
LUP-20-700004

Change # 5

Commission District A



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



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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

REDWOOD ST/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700004-DALEY FAMILY TRUST ETAL & VANGUARD TRUST:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 14.0 acres.

Generally located on the southwest corner Redwood Street and Badura Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:

176-02-301-012 through 176-02-301-015; 176-02-301-021

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 14.0

Staff Recommendation

Denial.

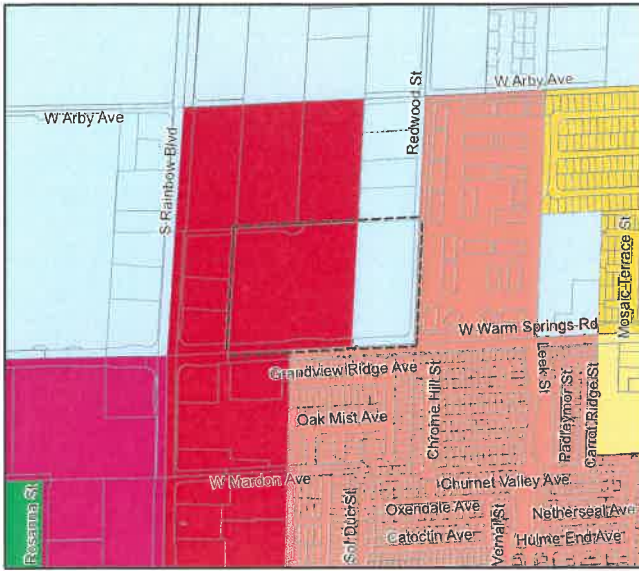
TAB/CAC:

APPROVALS:

PROTEST:

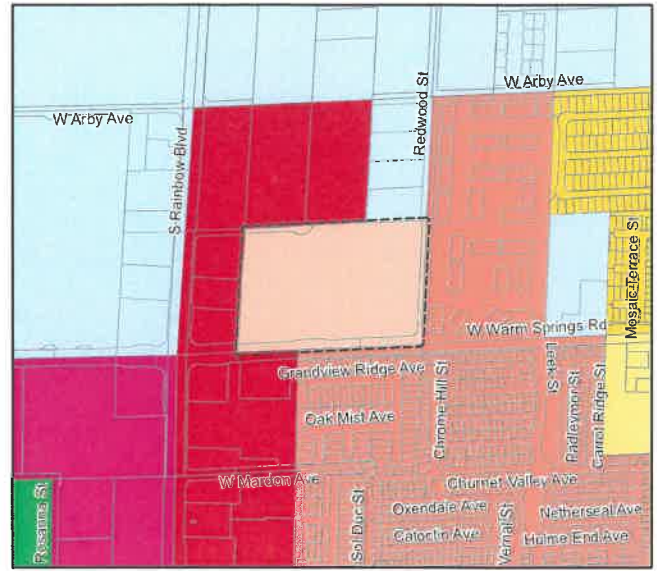
APPLICANT: CALIDA RESIDENTIAL, LLC

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



Adopted

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



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700005

Change # 6

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WARM SPRINGS RD/REDWOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700005-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use categories from BDRP (Business and Design/Research Park) and CG (Commercial General) to RUC (Residential Urban Center) on 13.7 acres.

Generally located on the northwest corner of Warm Springs Road and Redwood Street, MN/pd
(For possible action)

RELATED INFORMATION:

APN:
176-02-401-022

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

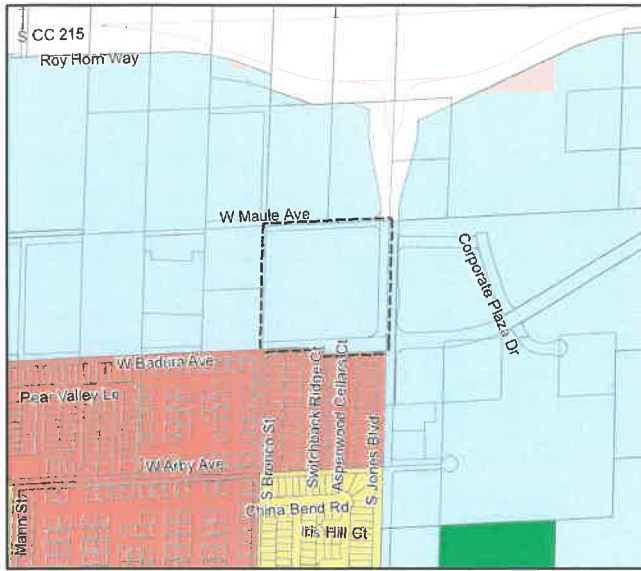
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 13.7

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

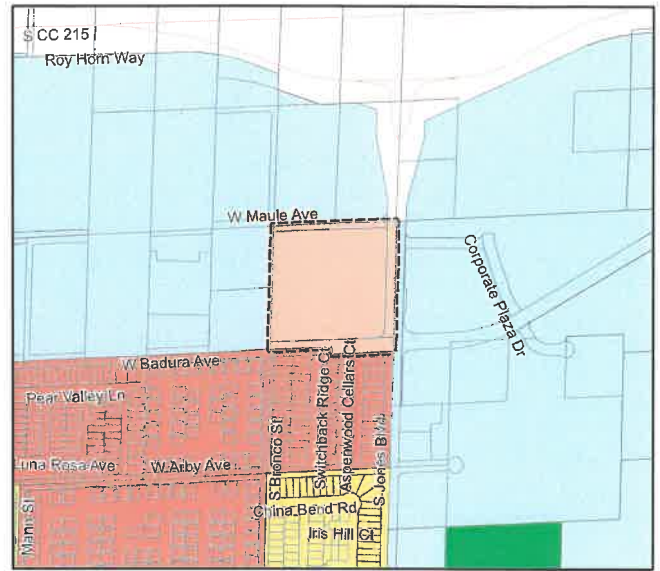
TAB/CAC:
APPROVALS:
PROTEST:

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 Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

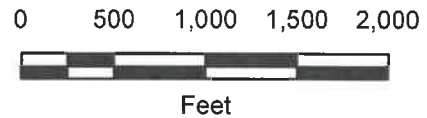
LUP-20-700006

Change # 7

Commission District A



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



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Map created on: February 03, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

JONES BLVD/BADURA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700006-TERRA AERO, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center) on 7.8 acres.

Generally located on the northwest corner of Jones Boulevard and Badura Avenue. MN/pd (For possible action)

RELATED INFORMATION:

APN:
176-02-701-016

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

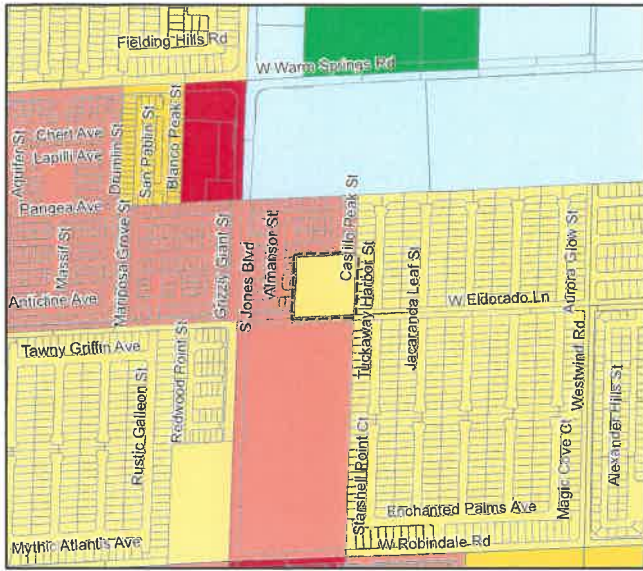
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 7.8

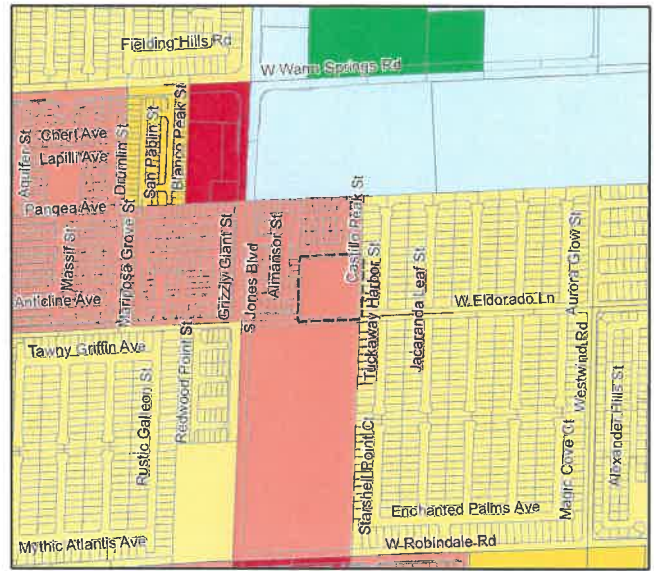
Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JOE KENNEDY
CONTACT: JOE KENNEDY, J. A. KENNEDY REAL ESTATE CO, 3755 BREAKTHROUGH WAY, #250, LAS VEGAS, NV 89135



Adopted
Residential Suburban (RS)



Requested
Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700007

Change # 8

Commission District A



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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ELDORADO LN/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700007-COLONNA VINCENT A & JUDITH A:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to RH (Residential High) on 2.4 acres.

Generally located on the north side of Eldorado Lane, 300 feet east of Jones Boulevard. MN/pd
(For possible action)

RELATED INFORMATION:

APN:

176-12-101-016

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: A
- Site Acreage: 2.4

Staff Recommendation

Approval.

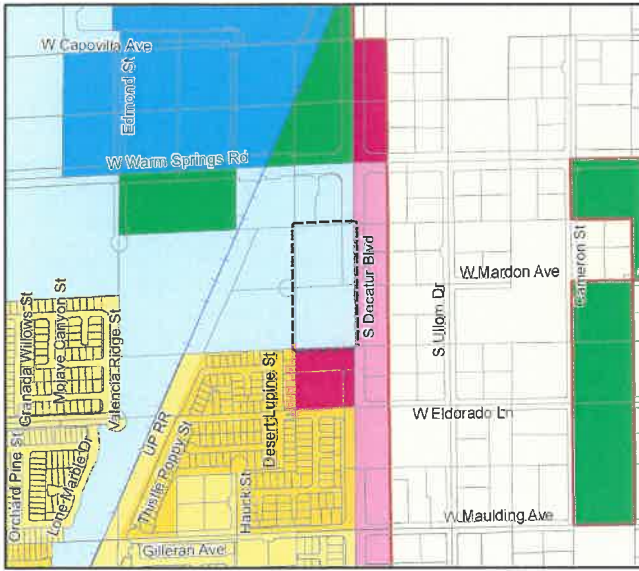
TAB/CAC:

APPROVALS:

PROTEST:

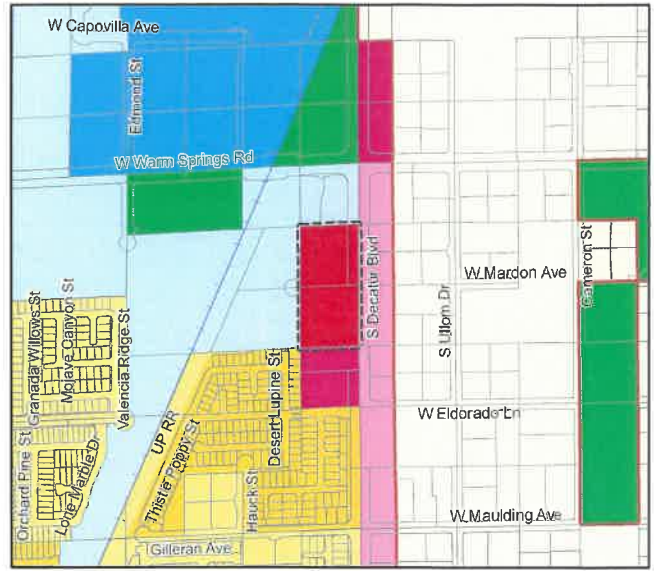
APPLICANT: BOB GRONAUER

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



Adopted

Business and Design/Research Park (BDRP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

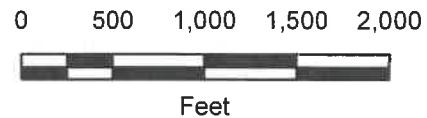
LUP-20-700008

Change # 9

Commission District A



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



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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/MARDON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700008-NEMAN DAVID & NEMAN RAMIN:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) on 4.5 acres.

Generally located on the northwest and southwest corners of Decatur Boulevard and Mardon Aveune. MN/pd (For possible action)

RELATED INFORMATION:

APN:
176-12-501-007; 176-12-501-013

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

BACKGROUND:
Project Description
General Summary

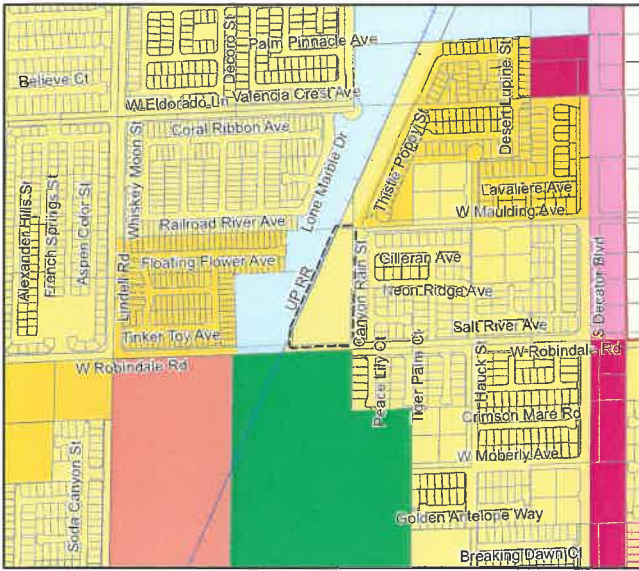
- Commission District: A
- Site Acreage: 4.5

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

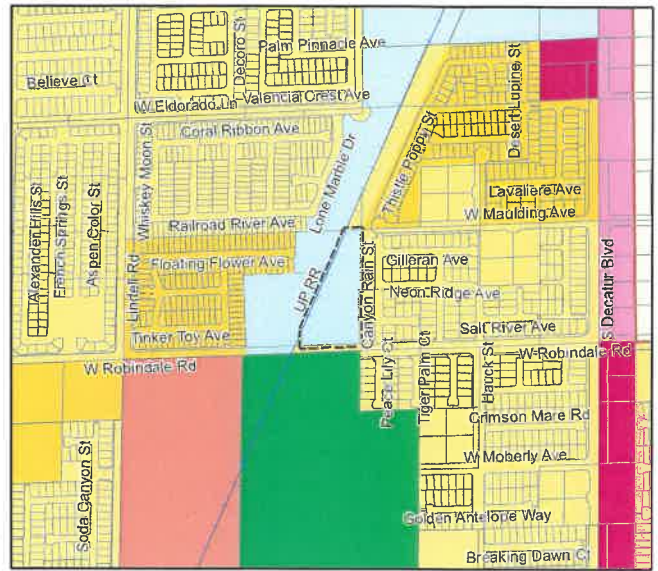
APPLICANT: ALLEN BENYAMIN

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



Adopted

Residential Suburban (RS)



Requested

Business and Design/Research Park (BDRP)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700009

Change # 10

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ROBINDALE RD/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700009-ROBINDALE & ASSOCIATES, LLC:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to BDRP (Business and Design/Research Park) on 3.1 acres

Generally located on the north side of Robindale Road, 1200 feet west of Decatur Boulevard.
MN/pd (For possible action)

RELATED INFORMATION:

APN:
176-12-601-048

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

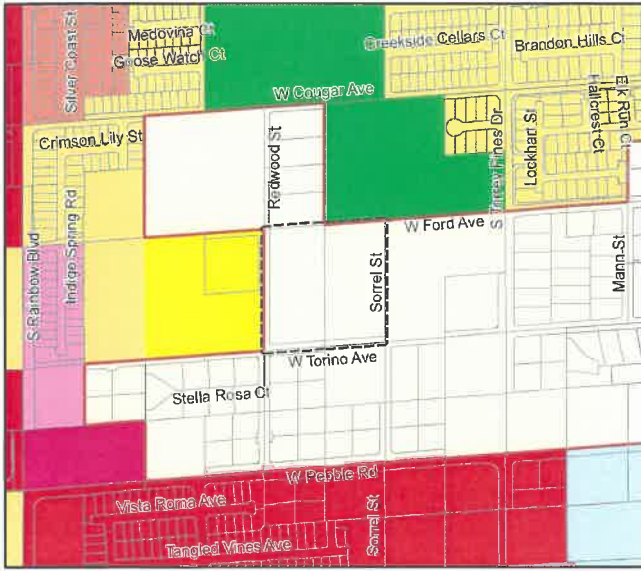
BACKGROUND:
Project Description
General Summary

- Commission District: A
- Site Acreage: 3.1

Staff Recommendation
Approval.

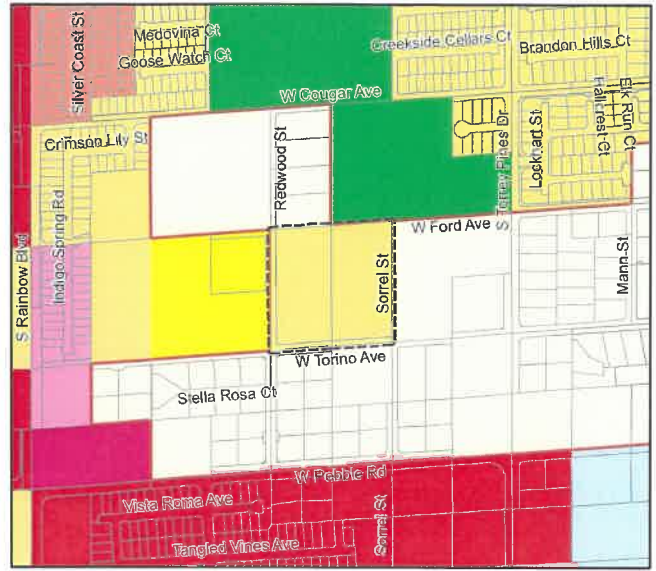
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JEFFREY ENGLEHART
CONTACT: JEFFREY ENGLEHART, 1716 HORIZON RIDGE PARKWAY, SUITE 130,
HENDERSON, NV 89012



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

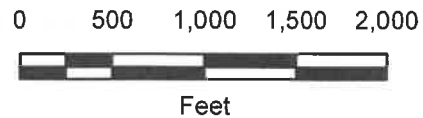
LUP-20-700040

Change # 41

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

REDWOOD ST/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700040-L H VENTURES, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 9.1 acres.

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

RELATED INFORMATION:

APN:
176-14-401-007; 176-14-401-048

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

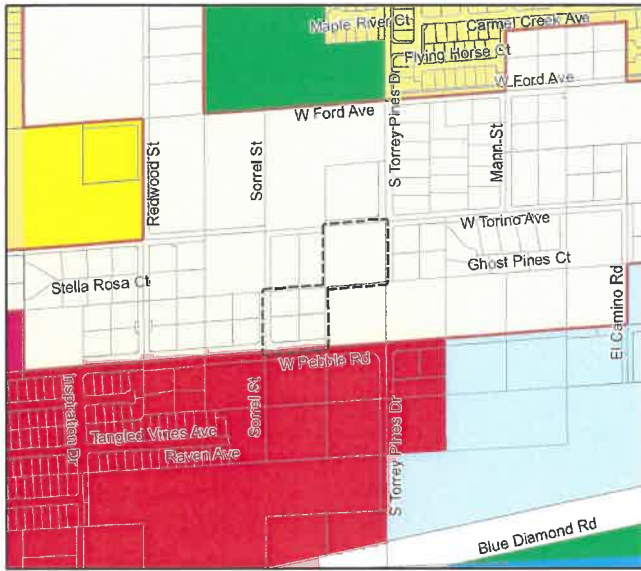
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 9.1

Staff Recommendation
Approval.

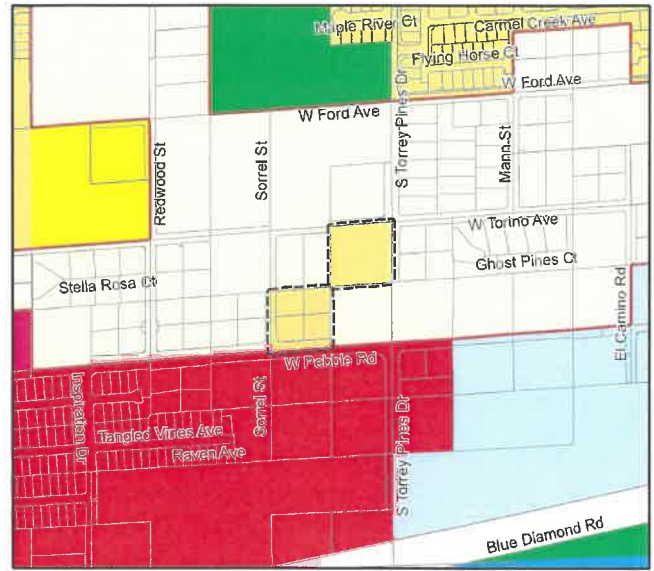
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LH VENTURES, LLC
CONTACT: MARK DUNFORD, AMERICAN WEST DEVELOPMENT, 250 PILOT ROAD,
SUITE 140, LAS VEGAS, NV 89119



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

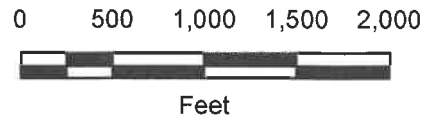
LUP-20-700041

Change # 42

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SORREL ST/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700041-ZE REN INC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.4 acres.

Generally located on the northeast corner of Sorrel Street and Pebble Road, and the southwest corner of Torino Avenue and Torrey Pines Drive. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-14-401-034 through 176-14-401-038

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

BACKGROUND:
Project Description
General Summary

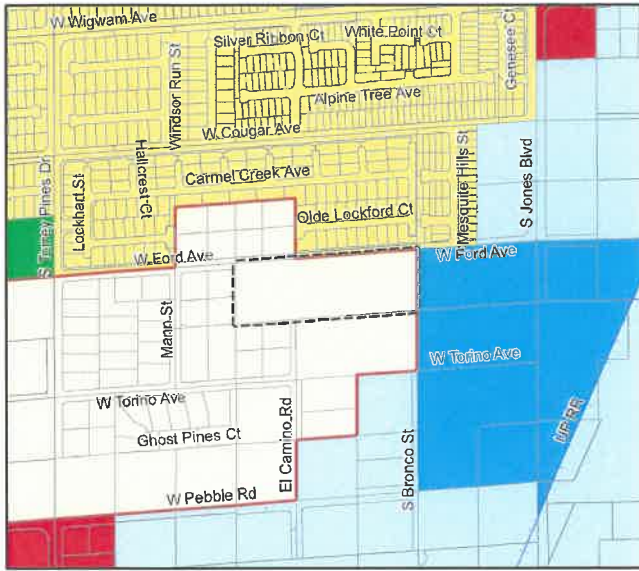
- Commission District: F
- Site Acreage: 4.4

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

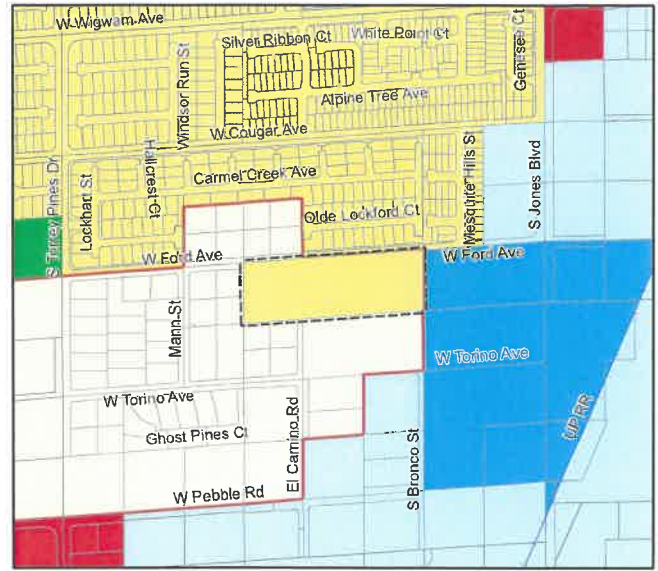
APPLICANT: LINDA ZENG

CONTACT: LINDA ZENG, ZE REN INC, 5130 S. FORT APACHE ROAD, #215-418, LAS VEGAS, NV 89148



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700042

Change # 43

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

FORD AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700042-JONES FORD LINDELL, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres.

Generally located on the south side Ford Avenue, 600 feet west of Jones Boulevard. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-14-801-045

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

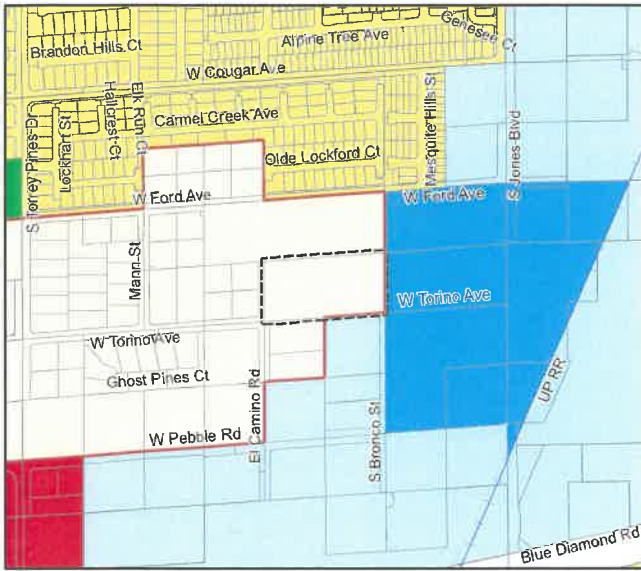
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Approval.

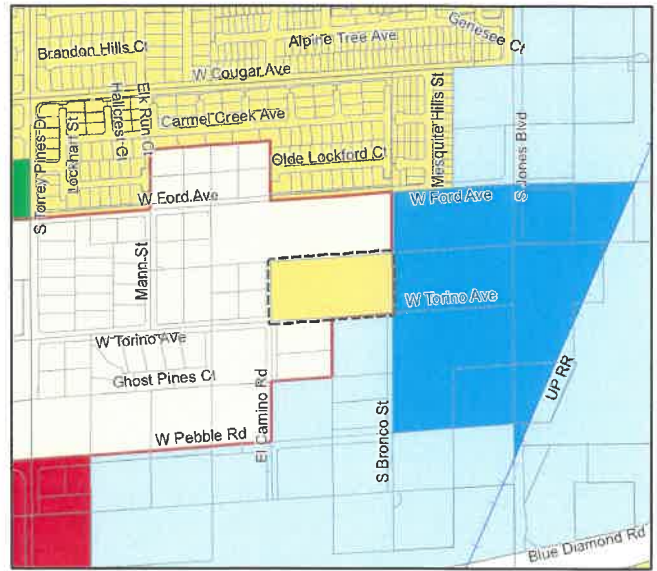
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700043

Change # 44

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

EL CAMINO RD/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700043-ADAMS BRIAN M:

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 northeast corner of El Camino Road and Torino Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-14-801-047

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.

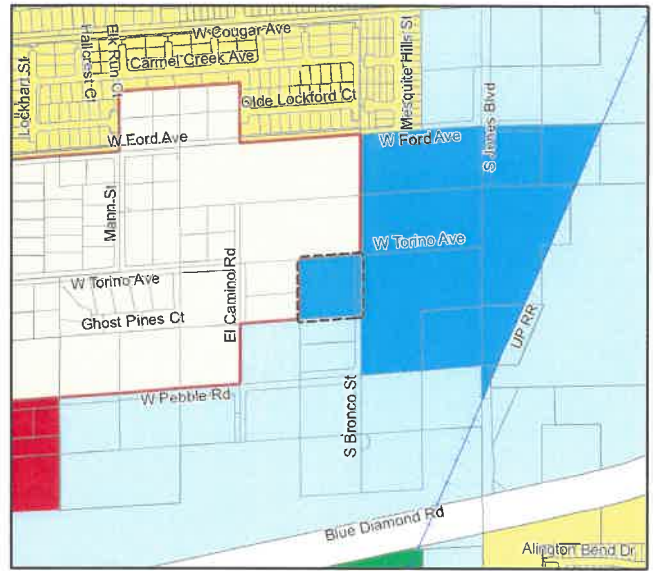
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BRIAN ADAMS
CONTACT: BRIAN ADAMS, ADAMS & ADAMS ATTORNEY AT LAW, 712 S. 8TH STREET, LAS VEGAS, NV 89101



Adopted

Business and Design/Research Park (BDRP)



Requested

Industrial (IND)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700044

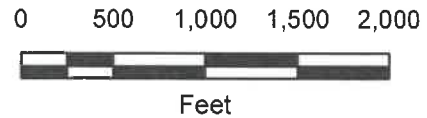
Change # 45

Commission District F



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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BRONCO ST/TORINO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700044-STRAIGHT-LINE LEASING, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to IND (Industrial) on 2.3 acres.

Generally located on the southwest corner of Bronco Street and Torino Avenue (alignment). I/pd
(For possible action)

RELATED INFORMATION:

APN:
176-14-801-036

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

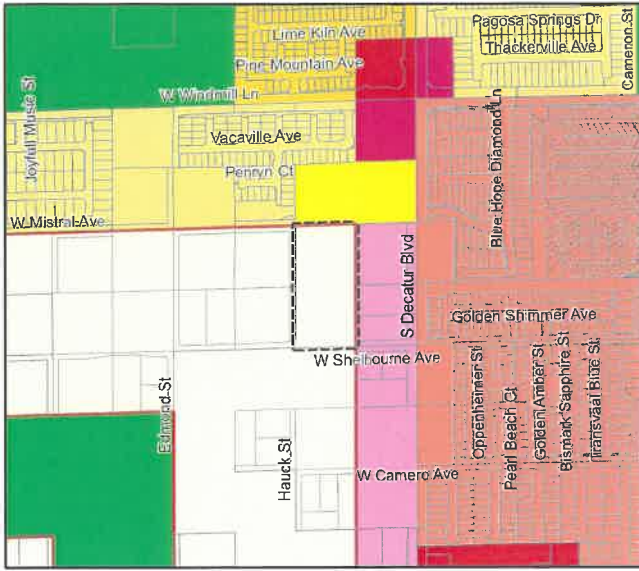
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.3

Staff Recommendation
Approval.

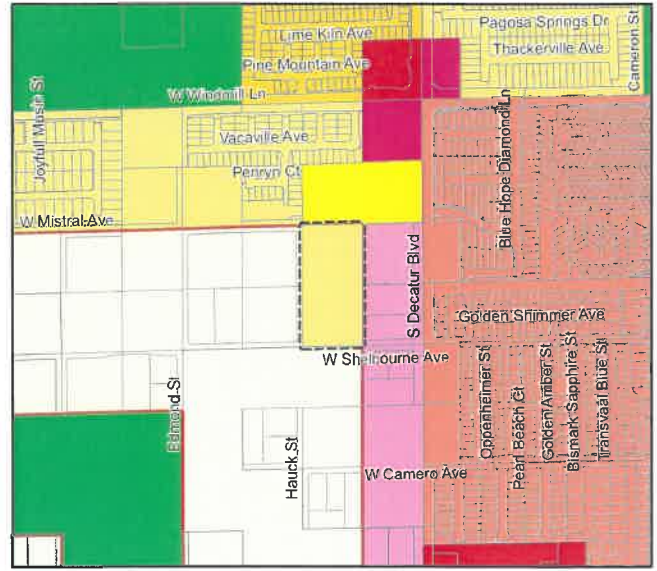
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: STRAIGHT-LINE LEASING, LLC
CONTACT: RANDY PINKSTON, STRAIGHT-LINE LEASING, LLC, 8820 EL CAMINO RD, LAS VEGAS, NV 89139



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700045

Change # 46

Commission District F



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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HAUCK ST/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700045-LUXURY COACH STORAGE BAYS, LLC:

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

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

RELATED INFORMATION:

APN:

176-13-501-041

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.

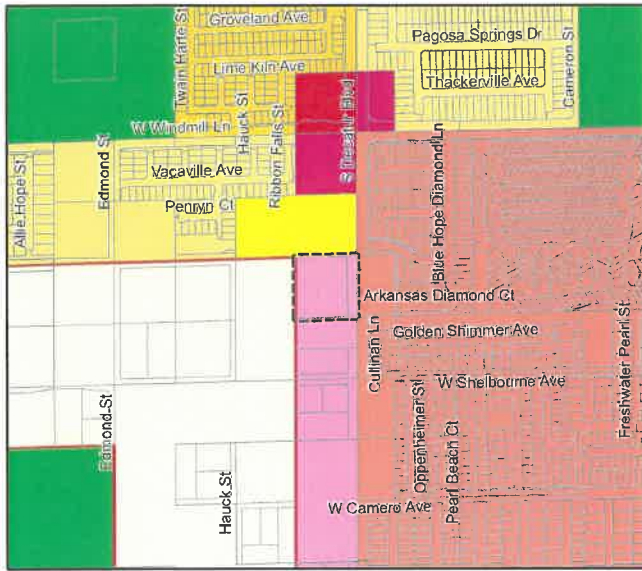
TAB/CAC:

APPROVALS:

PROTEST:

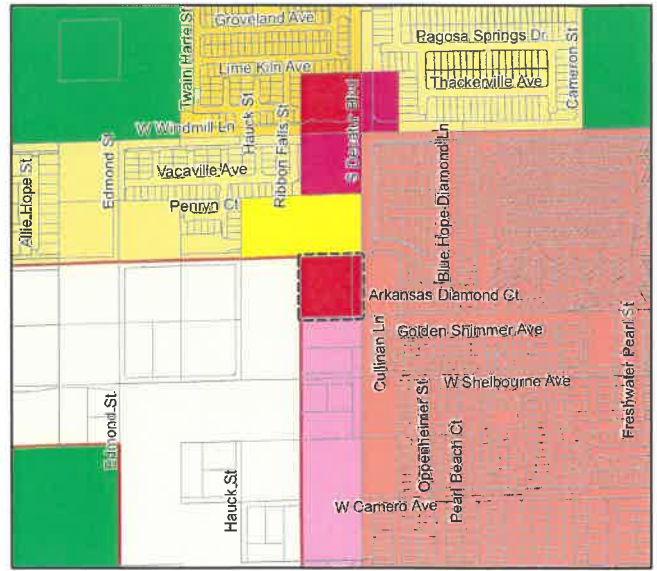
APPLICANT: ERIC HUI

CONTACT: ERIC HUI, 5560 S FORT APACHE RD, SUITE 100, LAS VEGAS, NV 89148



Adopted

Office Professional (OP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700046

Change # 47

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700046-RITTENHOUSE DWAIN A 1998 LIV TR & RITTENHOUSE DWAIN A TRS:

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

Generally located on the west side of Decatur Boulevard, 300 feet north of Shelbourne Avenue.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-13-501-018

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.1

Staff Recommendation

Approval.

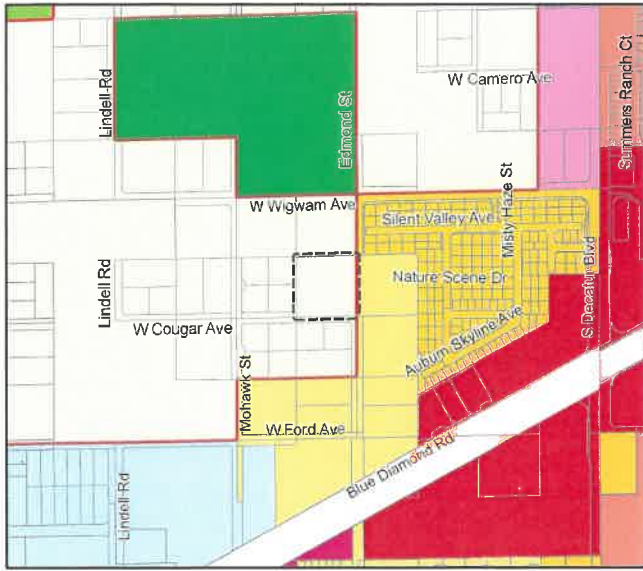
TAB/CAC:

APPROVALS:

PROTEST:

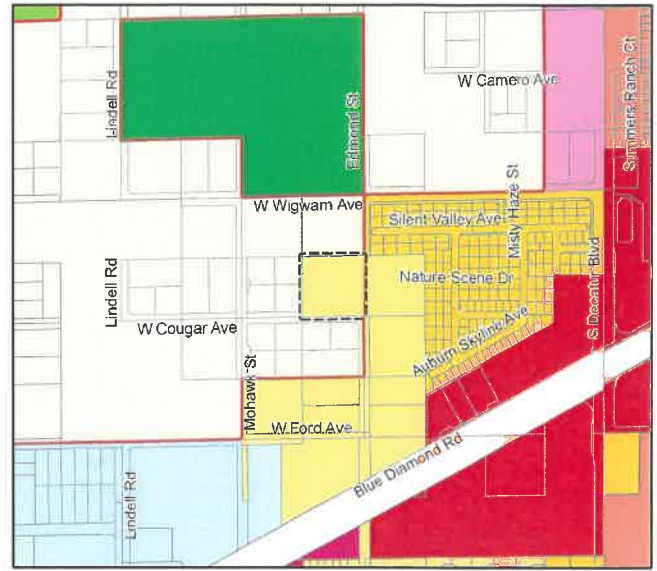
APPLICANT: SIAVAH SAADI

CONTACT: SIAVAH SAADI, 52 E CONN AVE, LAS VEGAS, NV 89183



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

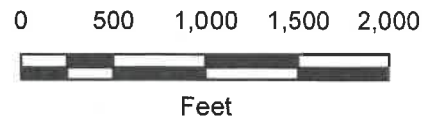
LUP-20-700047

Change # 48

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

EDMOND ST/COUGAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700047-ROOHANI RAMAK:

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

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

RELATED INFORMATION:

APN:
176-13-701-026 ptn

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

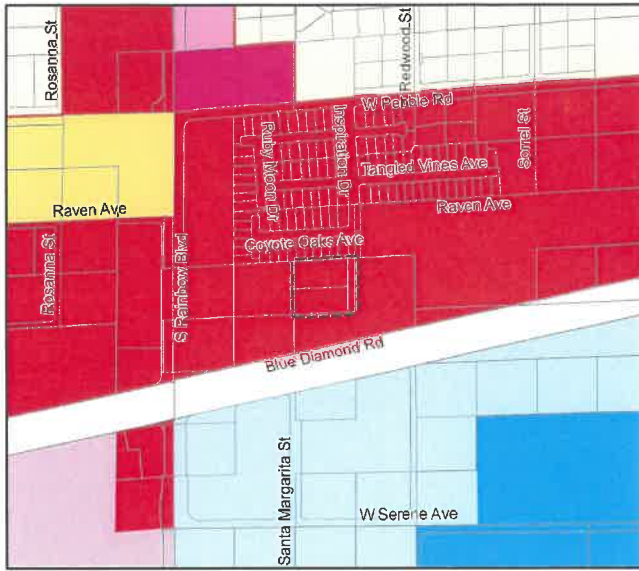
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

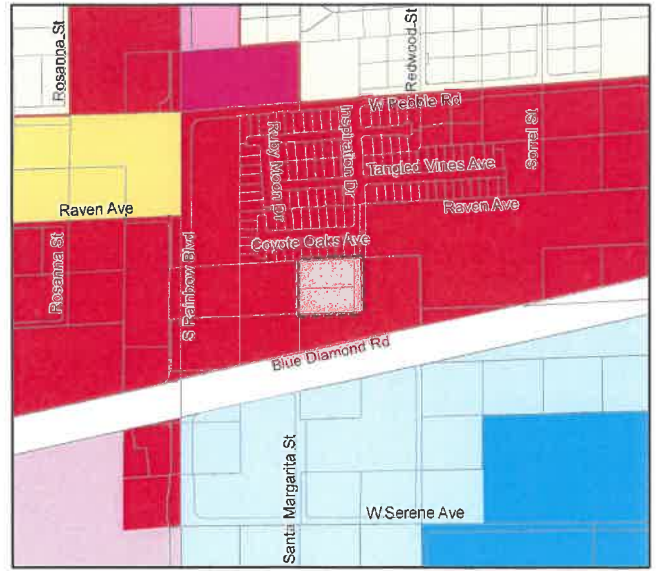
TAB/CAC:
APPROVALS:
PROTEST:

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-20-700048

Change # 49a

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

INSPIRATION DR/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700048-BLUE INSPIRATION 2, LLC:

LAND USE PLAN to redesignate the existing land use categories from CG (Commercial General) to RUC (Residential Urban Center) on 2.0 acres.

Generally located on the west side of Inspiration Drive, 300 feet north of Blue Diamond Road.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-23-101-021; 176-23-101-022

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

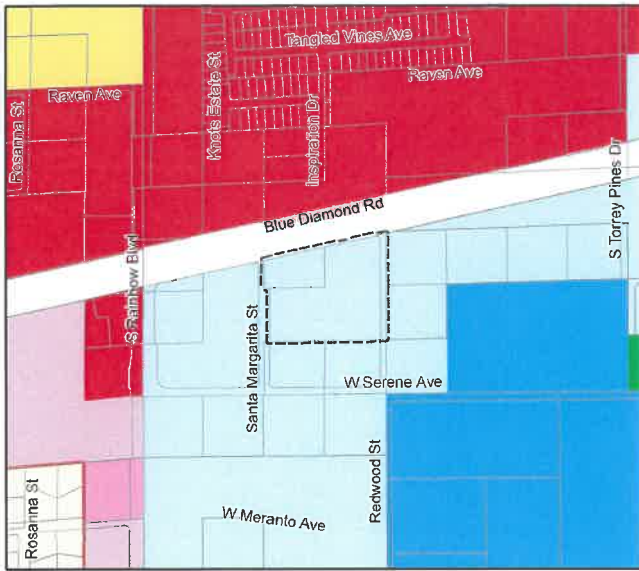
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.0

Staff Recommendation
Denial.

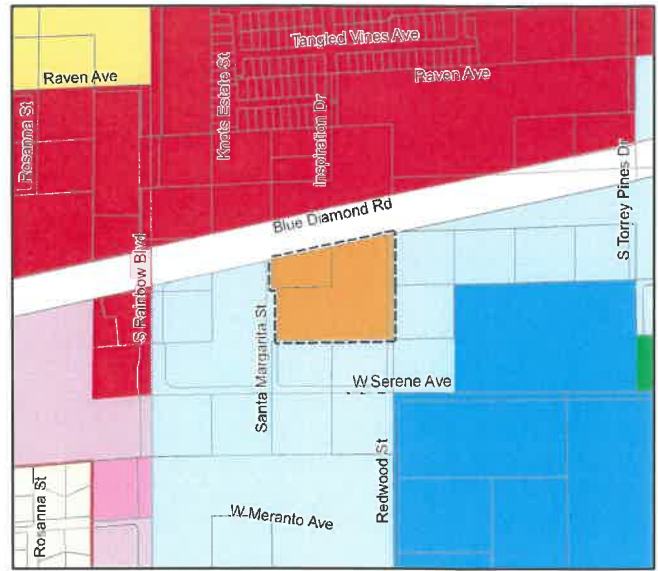
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Business and Design/Research Park (BDRP)



Requested

Residential High-Rise Center (RHRC)

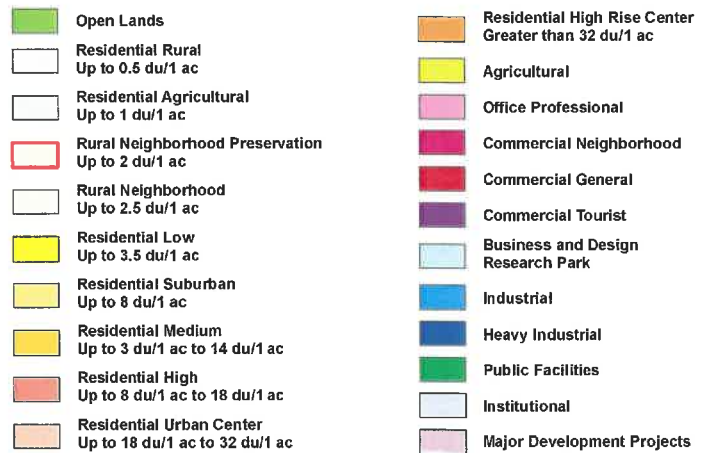
Comprehensive Planning

Enterprise Planned Land Use

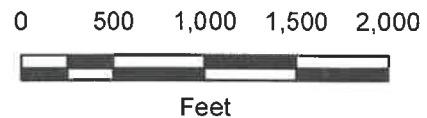
LUP-20-700049

Change # 49b

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700049-RON AVI ETAL & ZITRON ISAAC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to RHRC (Residential High Rise Center) on 7.0 acres.

Generally located on the south side of Blue Diamond Road, between Santa Margarita Street and Redwood Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-23-201-005; 176-23-201-019

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

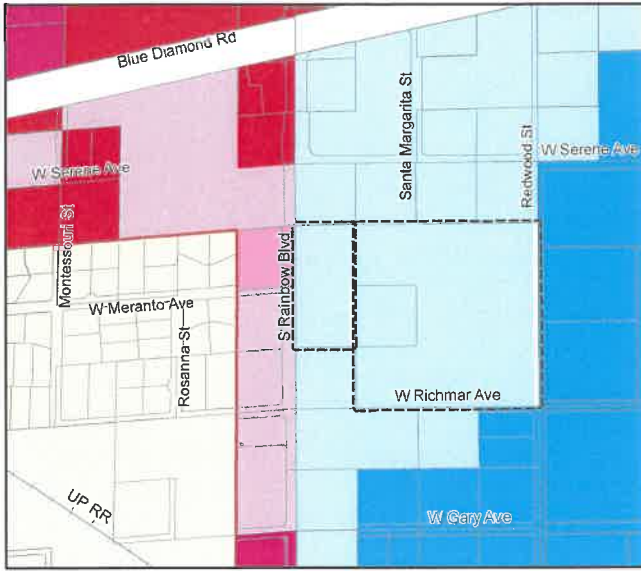
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.0

Staff Recommendation
Denial.

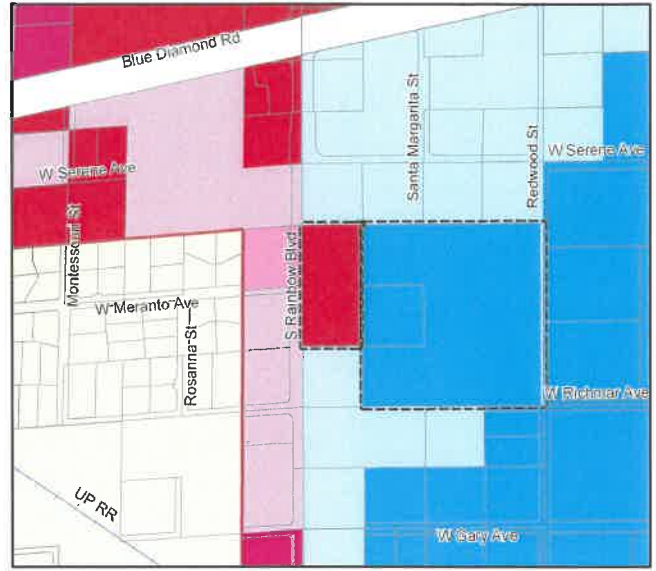
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Business and Design/Research Park (BDRP)



Requested

Industrial (IND)
Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

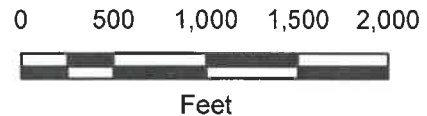
LUP-20-700050

Change # 50

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RAINBOW BLVD/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700050-TRAJAN HOLDINGS, LLC:

LAND USE PLAN to redesignate the existing land use category from BDRP (Business and Design/Research Park) to CG (Commercial General) and IND (Industrial) on 27.5 acres.

Generally located on the east side of Rainbow Boulevard and the north side of Richmar Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-23-301-007; 176-23-301-020

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

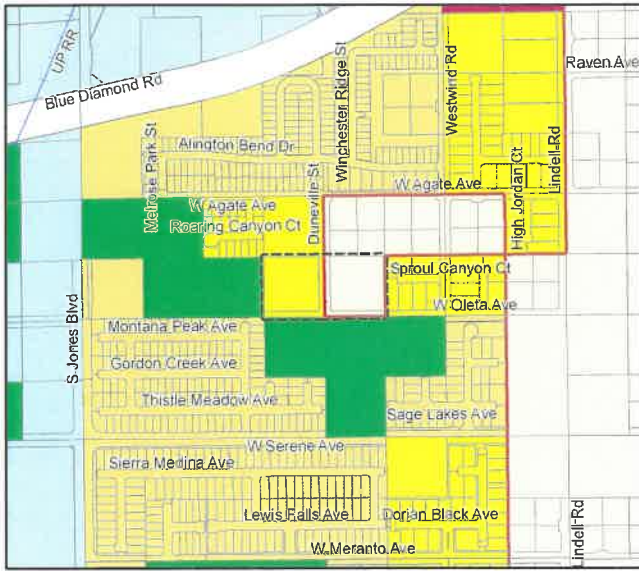
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 27.5

Staff Recommendation
Approval.

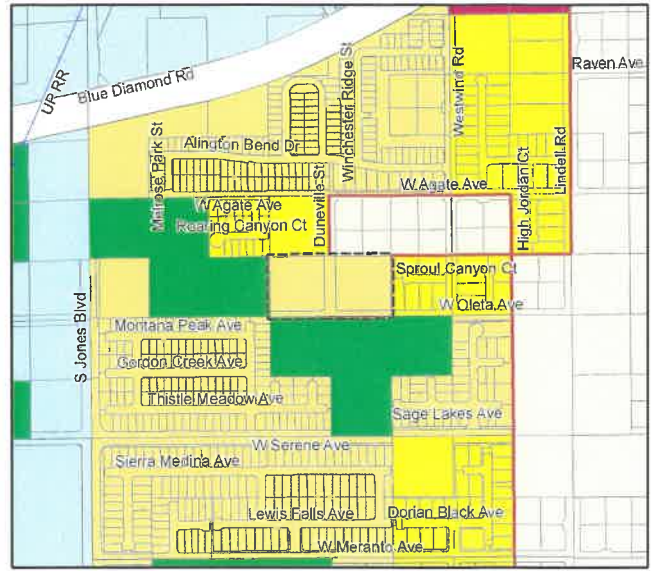
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: TRAJAN HOLDINGS, LLC
CONTACT: PAUL TRUMAN, 9390 REDWOOD STREET, LAS VEGAS, NV 89139



Adopted

Residential Low (RL)
Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700051

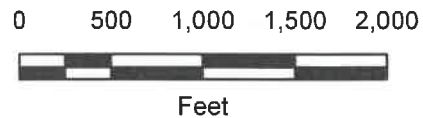
Change # 51

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DUNEVILLE ST/OLETA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700051-ROOHANI RAMAK:

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 4.1 acres.

Generally located on the northeast and northwest corners of Duneville Street and Oleta Avenue.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-24-201-048; 176-24-201-049

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

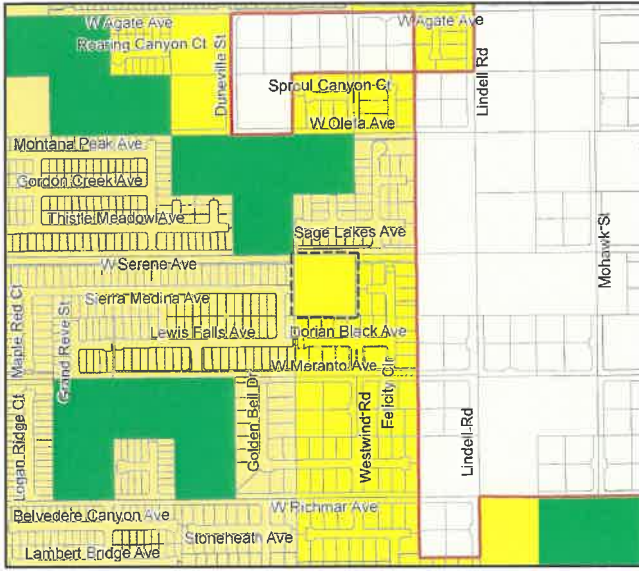
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 4.1

Staff Recommendation
Approval.

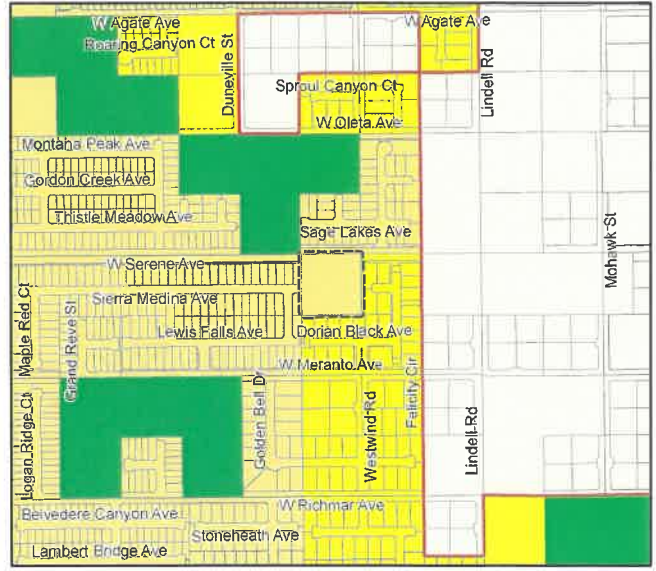
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

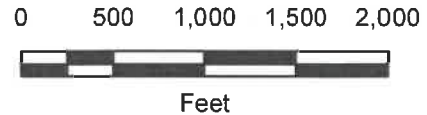
LUP-20-700052

Change # 52

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SERENE AVE/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700052-R B M REAL ESTATE, 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 south side of Serene Avenue, 600 feet west of Lindell Road (alignment).
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-24-301-004

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

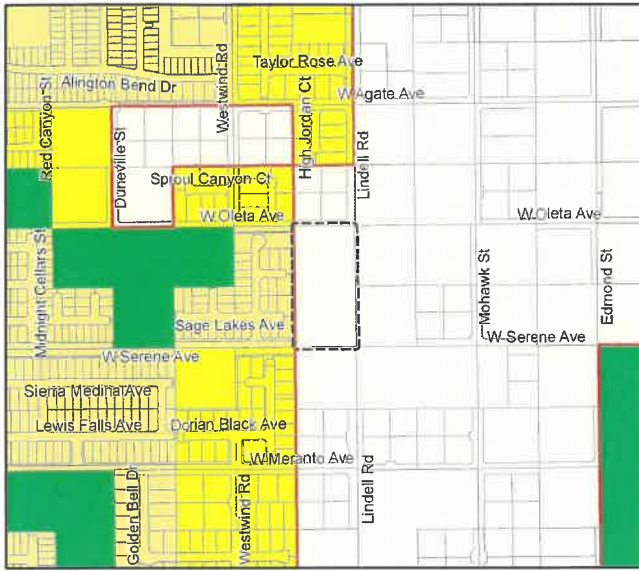
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

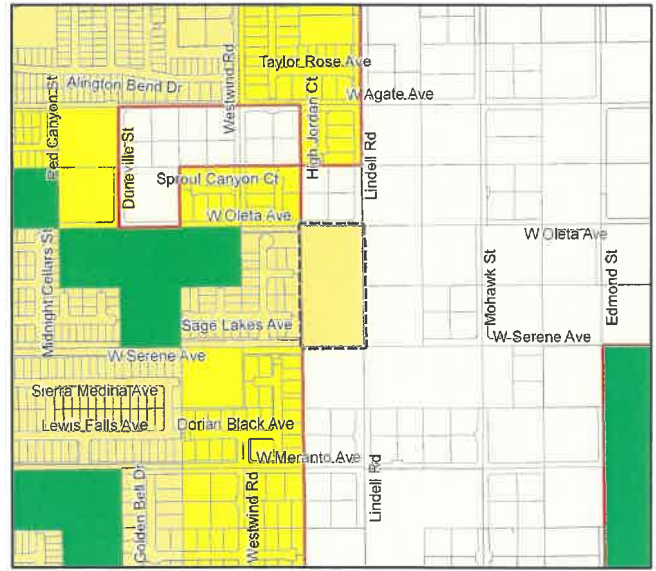
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: STACIE HUGGINS
CONTACT: STACIE HUGGINS, WOOD RODGERS, 2190 E PEBBLE, #200, LAS VEGAS,
NV 89123



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

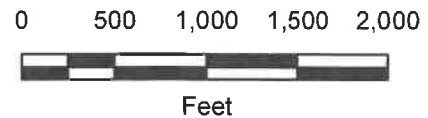
LUP-20-700053

Change # 53

Commission District F



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



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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

LINDELL RD/OLETA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700053-USA:

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 Lindell Road (alignment) and Oleta Avenue. J/pd
(For possible action)

RELATED INFORMATION:

APN:
176-24-201-015

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

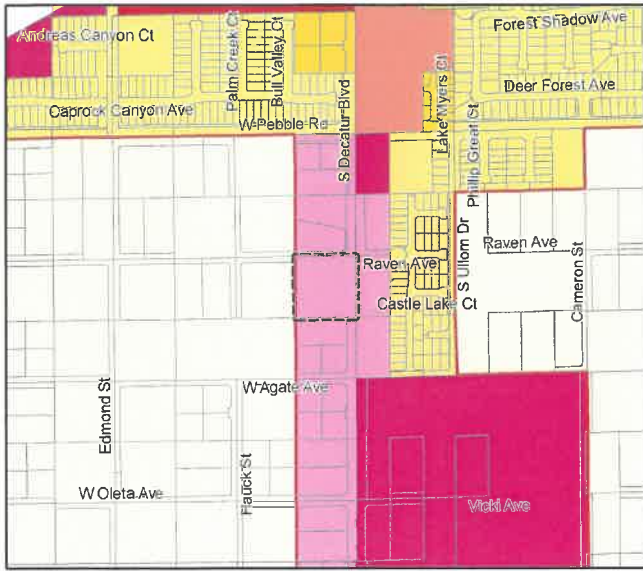
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation
Approval.

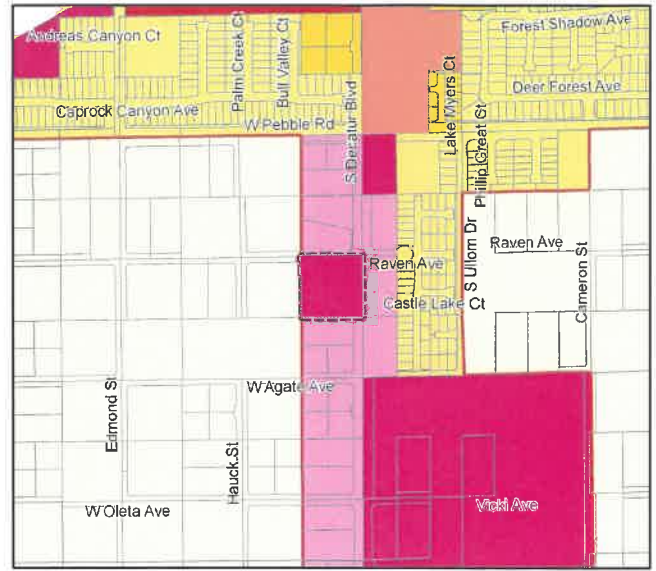
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

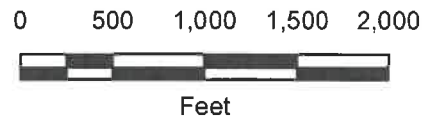
LUP-20-700054

Change # 54

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/RAVEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700054-NEMAN RAMIN & NEMAN DAVID:

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

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

RELATED INFORMATION:

APN:
176-24-501-044

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

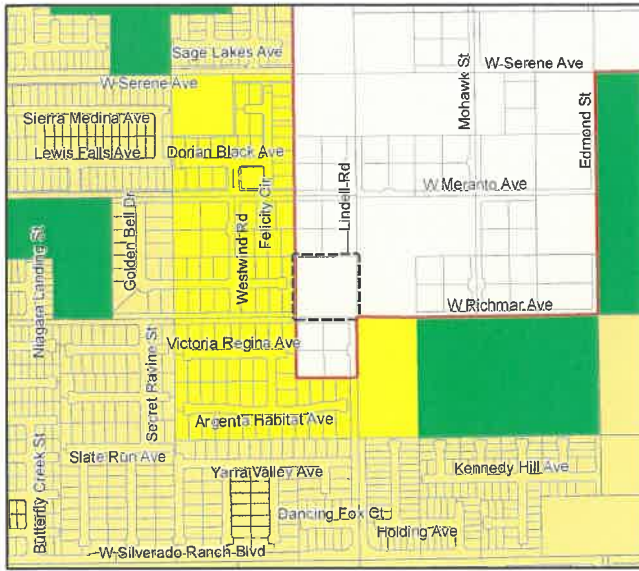
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

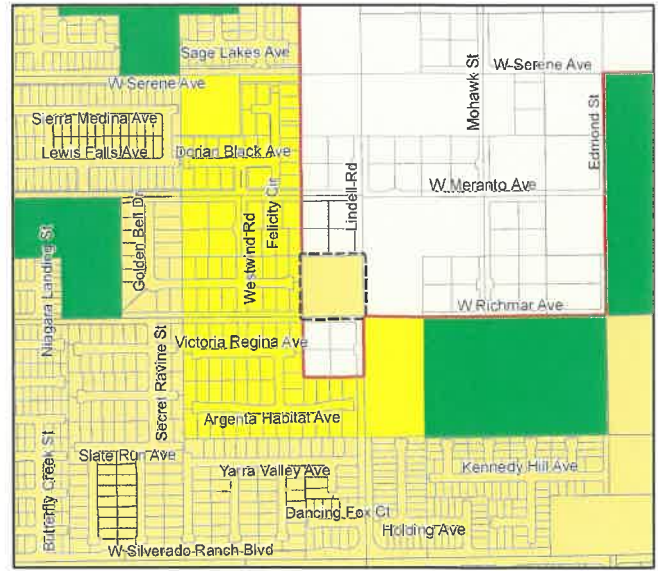
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700055

Change # 55

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

LINDELL RD/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700055-JONES FORD LINDELL, LLC:

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

Generally located on the northwest corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-24-302-001

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

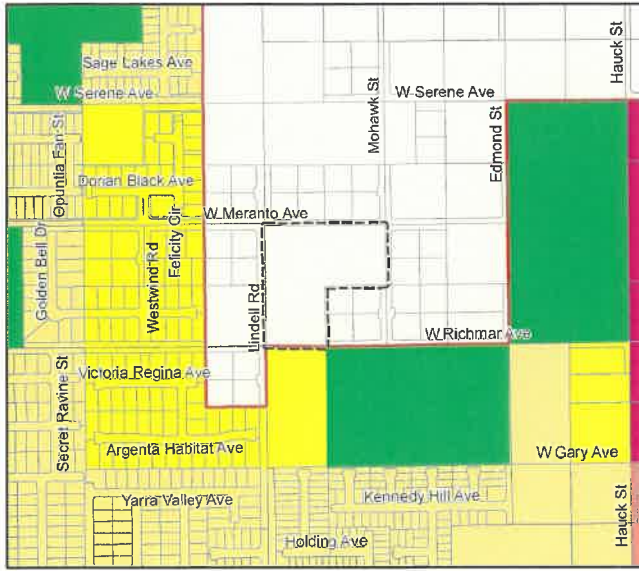
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Approval.

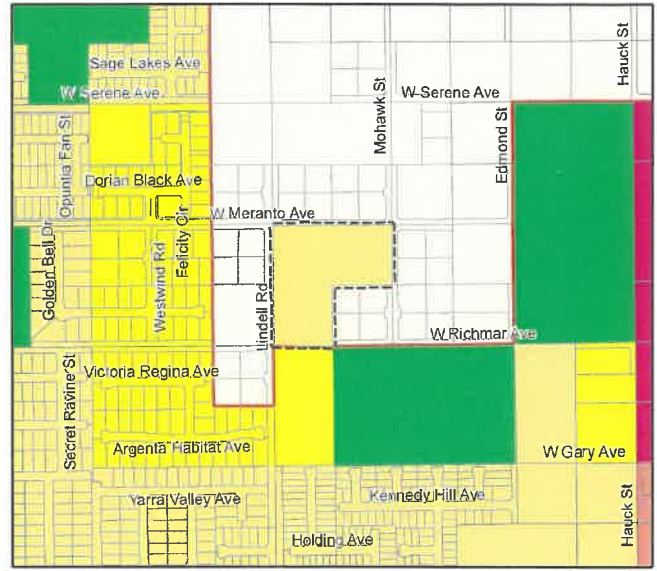
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

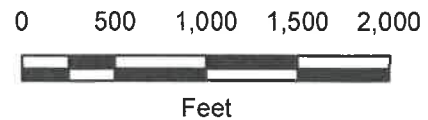
LUP-20-700056

Change # 56

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

LINDELL RD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700056-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres.

Generally located on the northeast corner of Lindell Road and Richmar Avenue. J/pd (For possible action)

RELATED INFORMATION:

APN:

176-24-702-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation

Approval.

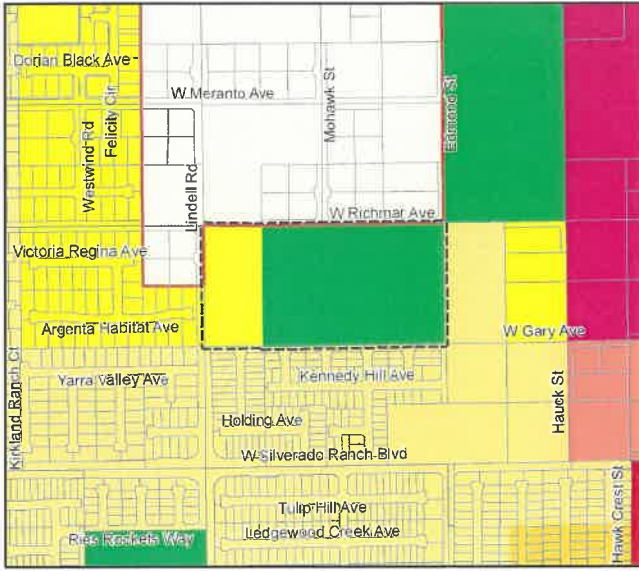
TAB/CAC:

APPROVALS:

PROTEST:

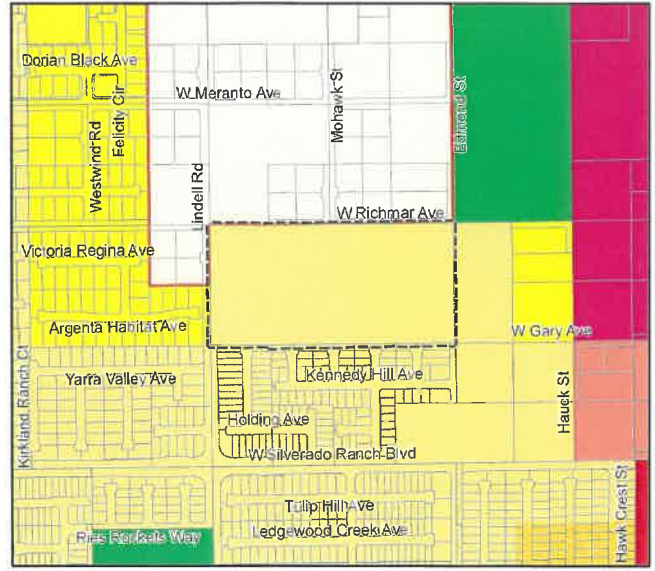
APPLICANT: KHUSROW ROOHANI

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



Adopted

Residential Low (RL)
Public Facilities (PF)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700057

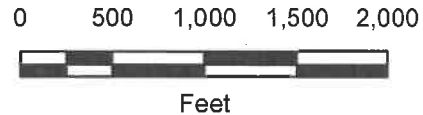
Change # 57

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

LINDELL RD/RICHMAR AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700057-USA:

LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RL (Residential Low) to RS (Residential Suburban) on 20.0 acres.

Generally located on the southeast corner of Lindell Road and Richmar Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-24-801-030

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

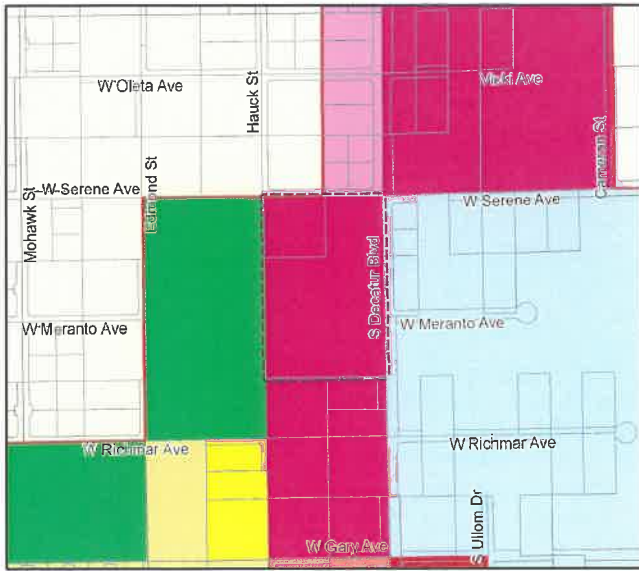
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 20.0

Staff Recommendation
Approval.

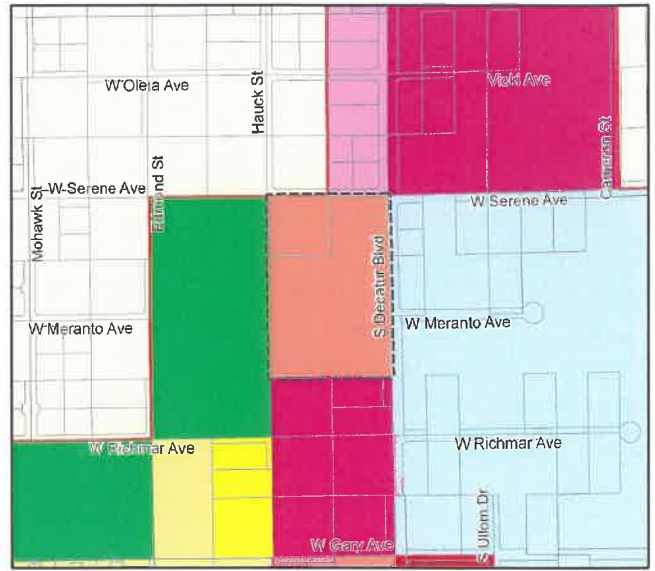
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Commercial Neighborhood (CN)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700058

Change # 58

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700058-J C L H, LLC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RH (Residential High) on 15.0 acres.

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

RELATED INFORMATION:

APN:
176-24-701-004; 176-24-701-033 ptn

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

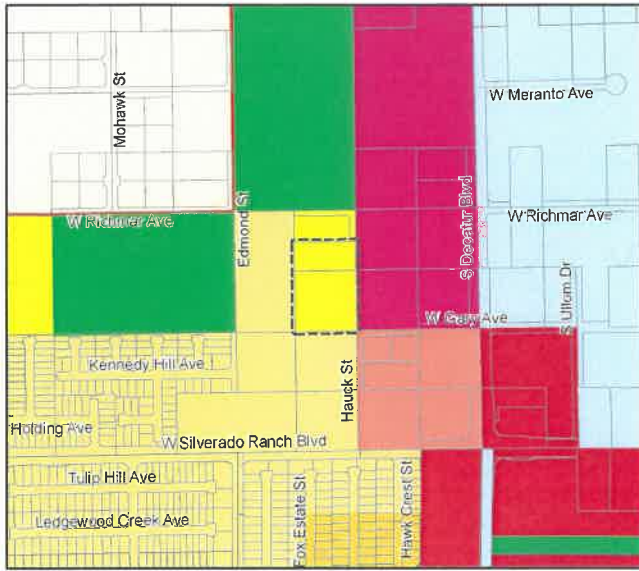
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 15.0

Staff Recommendation
Approval.

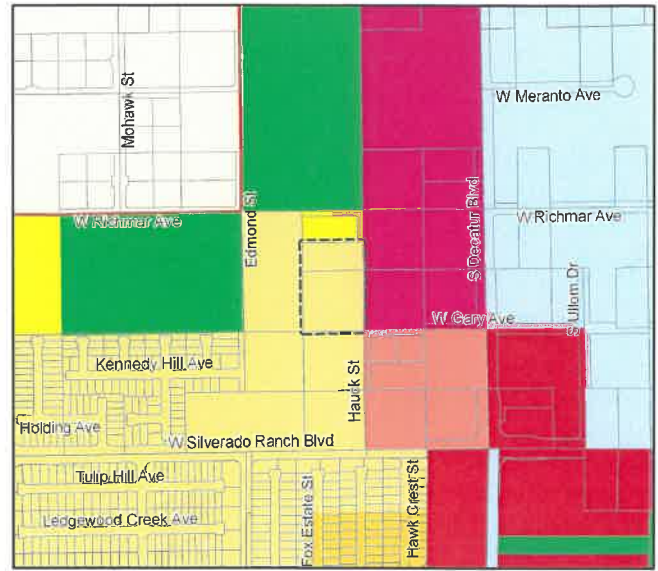
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

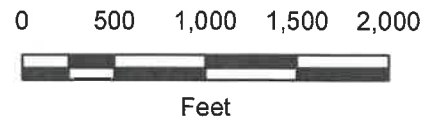
LUP-20-700059

Change # 59

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700059-ROOHANI KHUSROW FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

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 Gary Avenue (alignment) and Hauck Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-24-801-003; 176-24-801-006

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.

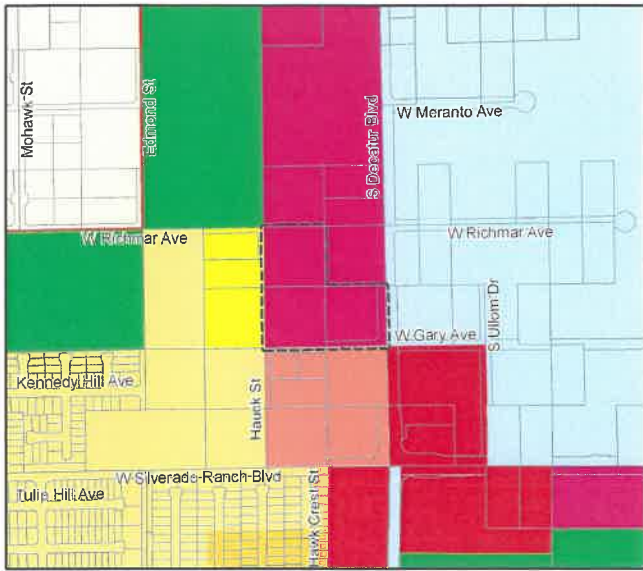
TAB/CAC:

APPROVALS:

PROTEST:

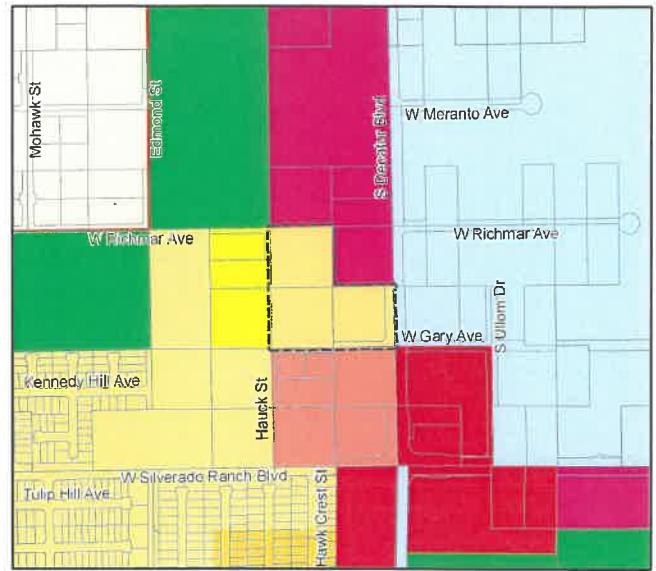
APPLICANT: KHUSROW ROOHANI

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



Adopted

Commercial Neighborhood (CN)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700060

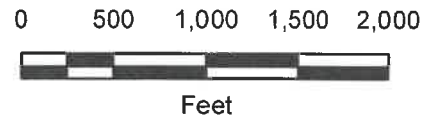
Change # 60

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RICHMAR AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700060-DAVID FAX OBER, LLC & BUFFALO WING, LLC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to RS (Residential Suburban) on 6.9 acres.

Generally located on the south side of Richmar Avenue (alignment), 300 feet west of Decatur Boulevard. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-24-801-004; 176-24-801-007 through 176-24-801-008

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 6.9

Staff Recommendation

Approval.

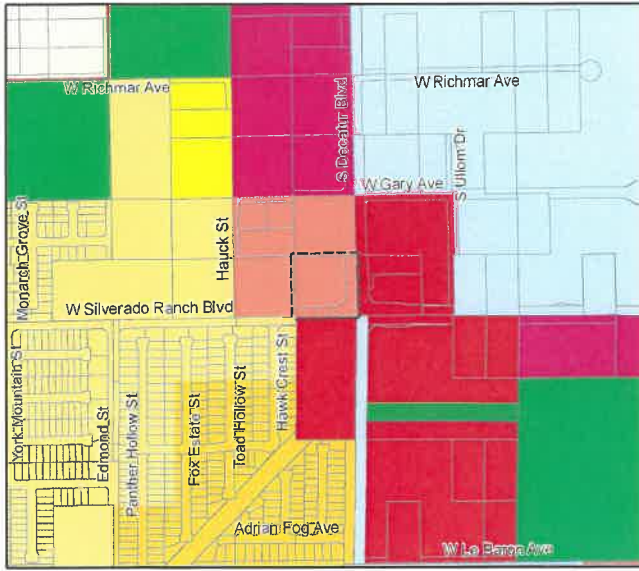
TAB/CAC:

APPROVALS:

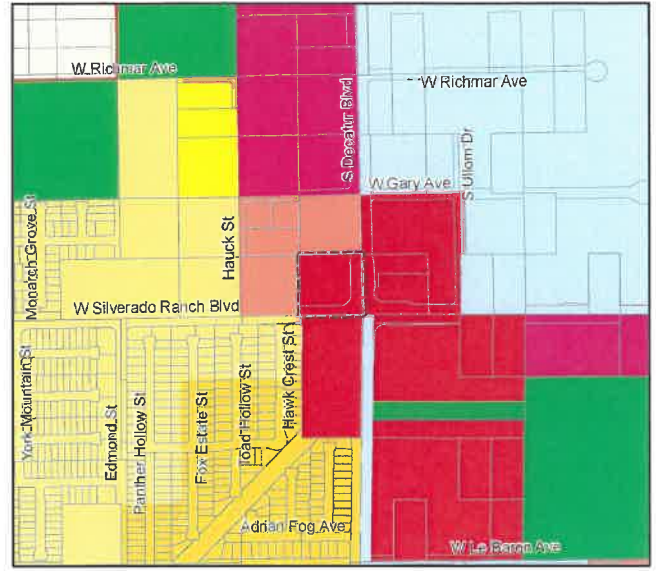
PROTEST:

APPLICANT: KHUSROW ROOHANI

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



Adopted
Residential High (RH)



Requested
Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

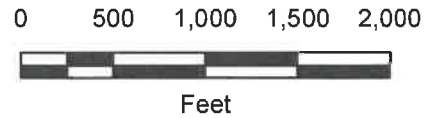
LUP-20-700061

Change # 61

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

SILVERADO RANCH BLVD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700061-LEANY CHARLES & JUNE FAMILY TR & LEANY CHARLES E TRS:

LAND USE PLAN to redesignate the existing land use category from RH (Residential High) to CG (Commercial General) on 1.7 acres.

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

RELATED INFORMATION:

APN:

176-24-801-019

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.7

Staff Recommendation

Approval.

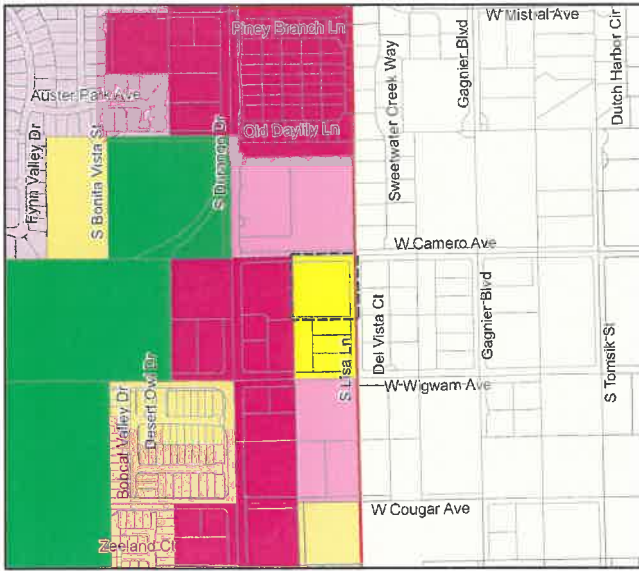
TAB/CAC:

APPROVALS:

PROTEST:

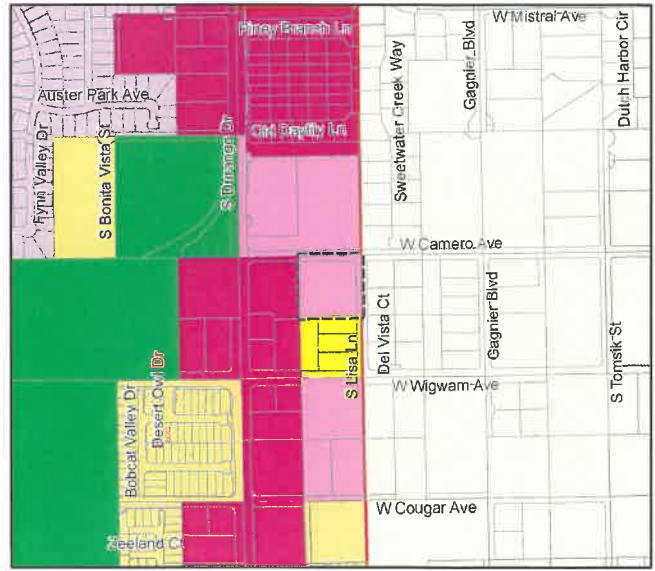
APPLICANT: DARIUSH IMANI

CONTACT: DARIUSH IMANI, P.O. BOX 370042, LAS VEGAS, NV 89139



Adopted

Residential Low (RL)



Requested

Office Professional (OP)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700062

Change # 62

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DURANGO DR/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700062-BALELO FAMILY IRREVOCABLE SUB-TRUST & SMITH RONALD L TRS:

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

Generally located on the southwest corner of Camero Avenue and Lisa Lane. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-16-201-013

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.1

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

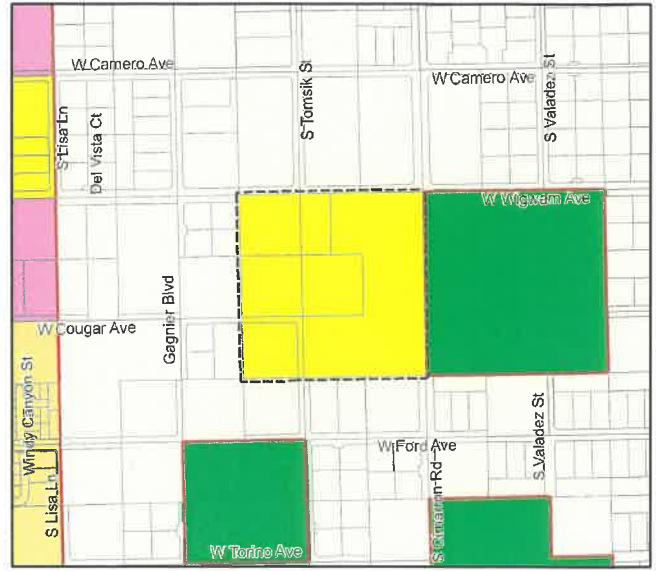
APPLICANT: JENNIFER LAZOVICH

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

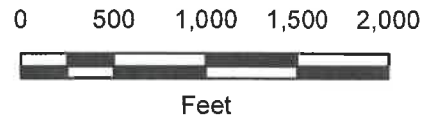
LUP-20-700063

Change # 63

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WIGWAM AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700063-L H VENTURES, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 22.0 acres.

Generally located on the southwest corner of Cimarron Road and Wigwam Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 22.0

Staff Recommendation

Denial

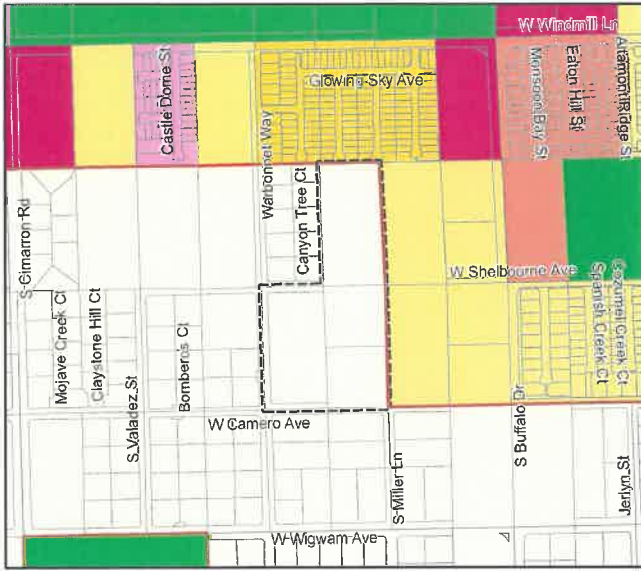
TAB/CAC:

APPROVALS:

PROTEST:

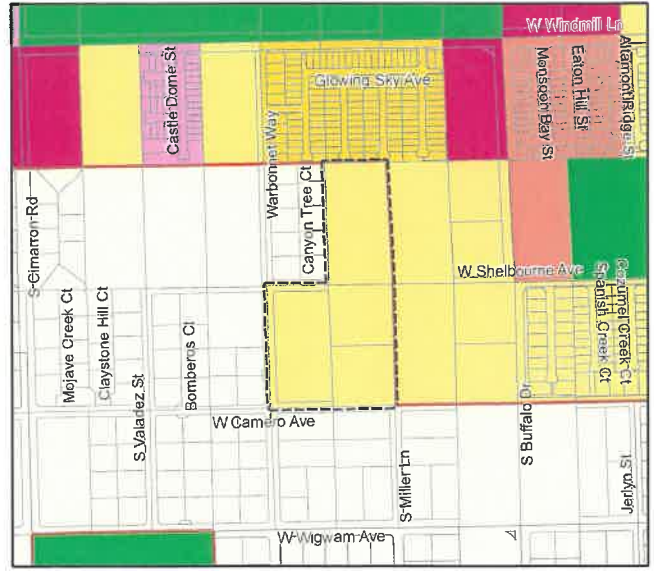
APPLICANT: MARK DUNFORD

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700064

Change # 64

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

WARBONNET WY/CAMERO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700064-W B G TRUST:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 14.1 acres.

Generally located on the northeast corner of Warbonnet Way and Camero Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-16-501-015; 176-16-601-008; 176-16-601-045 through 176-16-601-046

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

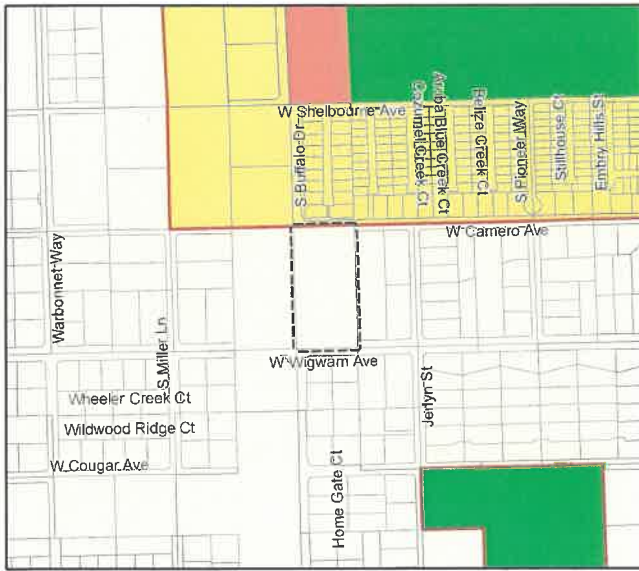
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 14.1

Staff Recommendation
Approval.

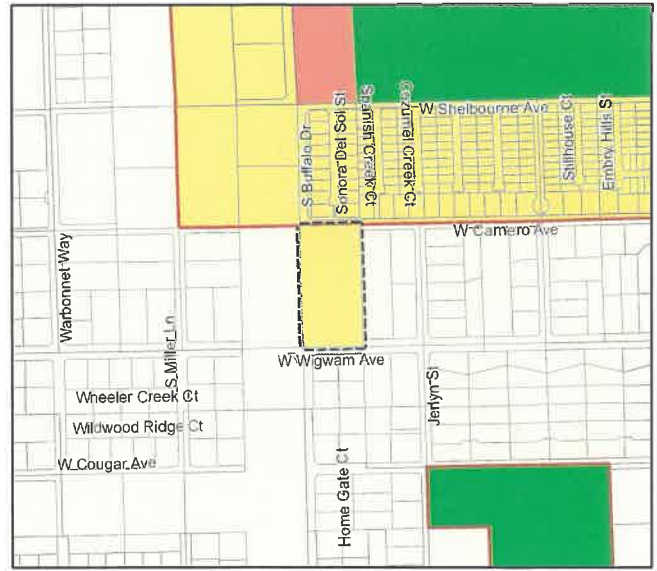
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

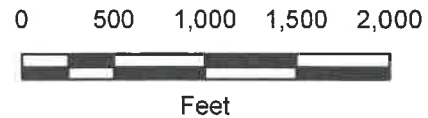
LUP-20-700065

Change # 65

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BUFFALO DR/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700065-USA:

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 northeast corner of Buffalo Drive and Wigwam Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-15-201-005

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

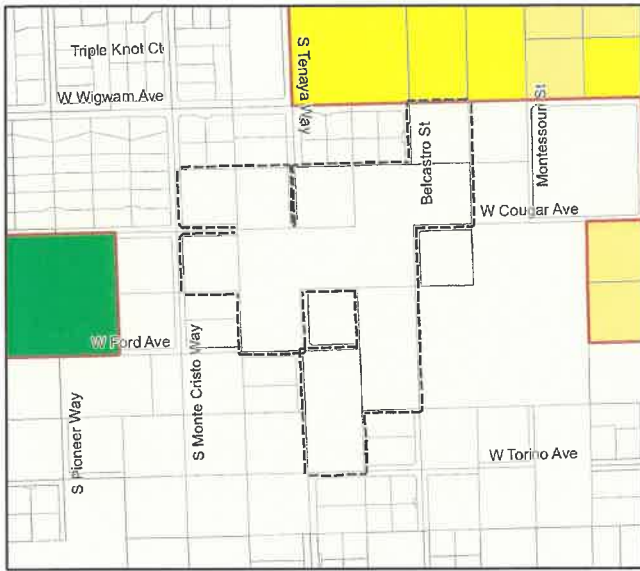
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation
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

Rural Neighborhood (RN)

Comprehensive Planning

Enterprise Planned Land Use

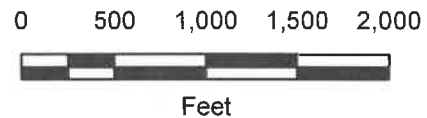
LUP-20-700066

Change # 66

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 03, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

MONTE CRISTO WY/WIGWAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700066-L H VENTURES, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 36.3 acres.

Generally located on the east side of Monte Cristo Way, 300 feet south of Wigwam Avenue. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

176-15-301-013; 176-15-301-031; 176-15-301-044; 176-15-701-006; 176-15-701-011; 176-15-701-031; 176-15-701-034; 176-15-801-043

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 36.3

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

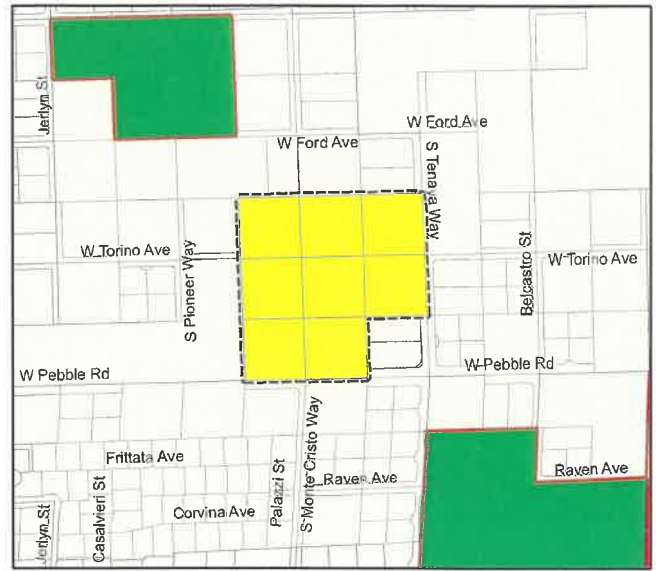
APPLICANT: MARK DUNFORD

CONTACT: MARK DUNFORD, AMERICAN WEST DEVELOPEMENT, 250 PILOT RD,
#104, LAS VEGAS, NV 89119



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700067

Change # 67

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700067-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) on 20.0 acres.

Generally located on the north side of Pebble Road, 300 feet west of Tenaya Way. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-15-401-015 through 176-15-401-017; 176-15-401-021 through 176-15-401-023; 176-15-401-025; 176-15-401-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 20.0

Staff Recommendation

Denial

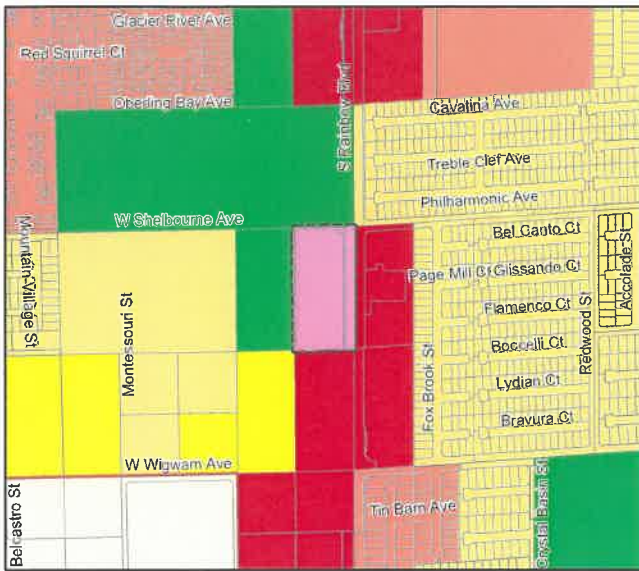
TAB/CAC:

APPROVALS:

PROTEST:

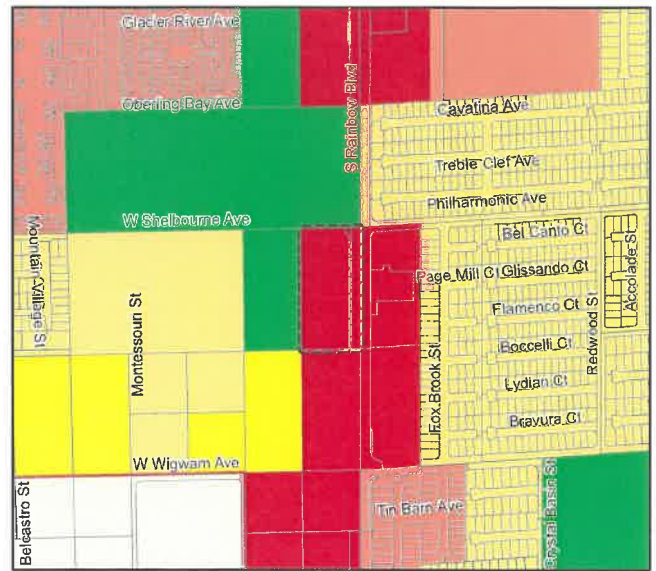
APPLICANT: LEXILAND, LLC

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



Adopted

Office Professional (OP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700068

Change # 68

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RAINBOW BLVD/SHELBOURNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**LUP-20-700068-DAVIS FAMILY REVOCABLE TRUST & DAVIS JOHN G & JOY A
TRS:**

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

Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue. JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

176-15-601-004

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 3.9

Staff Recommendation

Approval.

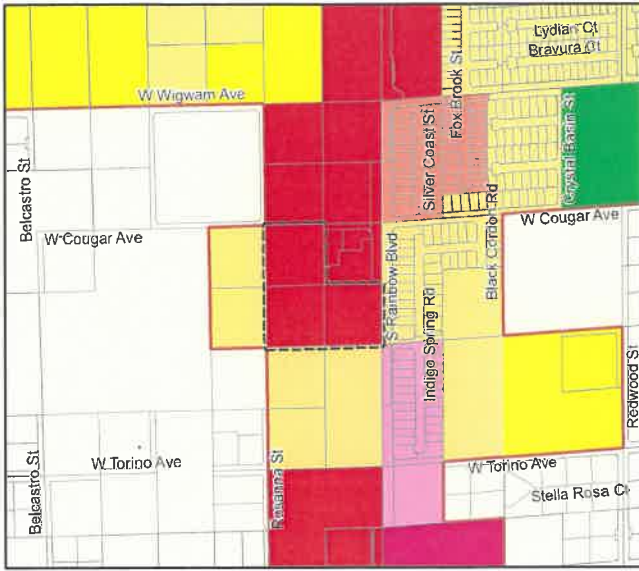
TAB/CAC:

APPROVALS:

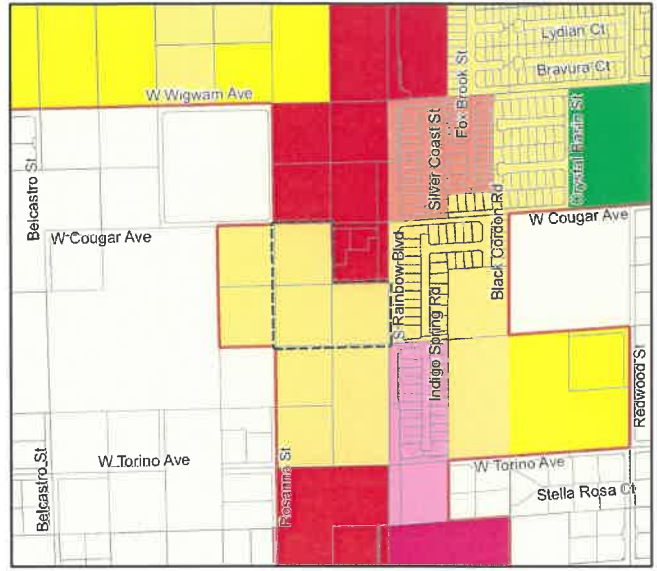
PROTEST:

APPLICANT: RIAZ ROHANI

CONTACT: RIAZ ROHANI, 9500 HILLWOOD, LAS VEGAS, NV 89134



Adopted
Commercial General (CG)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700069

Change # 69

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

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

Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

COUGAR AVE/ROSANNA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700069-MAK ZAK, LLC:

LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RS (Residential Suburban) on 7.5 acres.

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

RELATED INFORMATION:

APN:
176-15-701-018; 176-15-701-021; 176-15-701-022

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

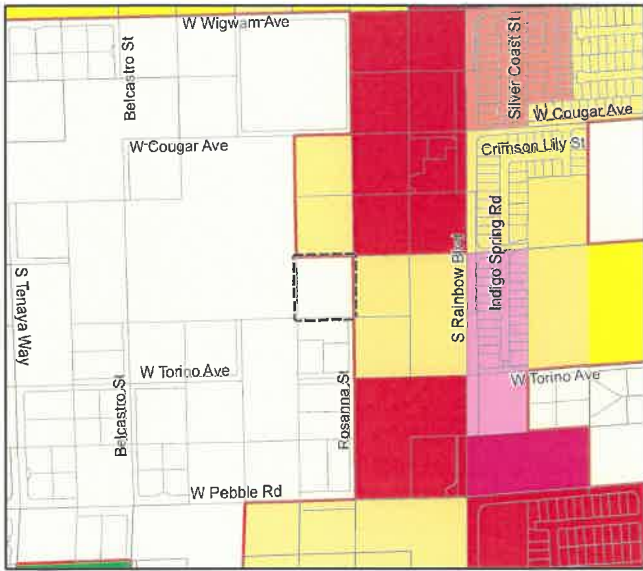
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Approval.

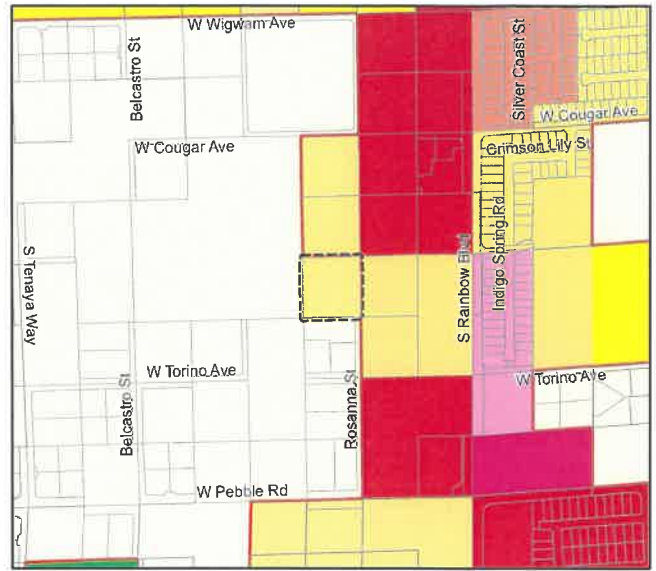
TAB/CAC:
APPROVALS:
PROTEST:

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

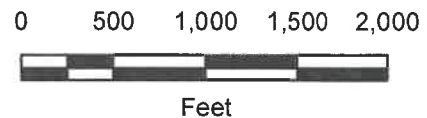
LUP-20-700070

Change # 70

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ROSANNA ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

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

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

RELATED INFORMATION:

APN:

176-15-801-001

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

Approval.

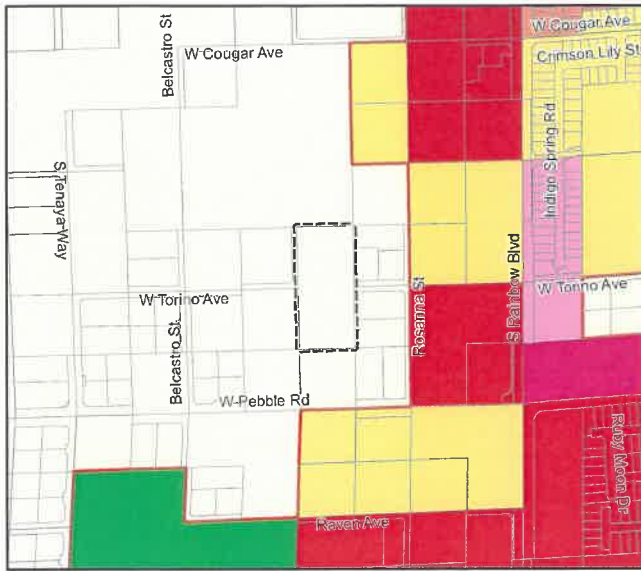
TAB/CAC:

APPROVALS:

PROTEST:

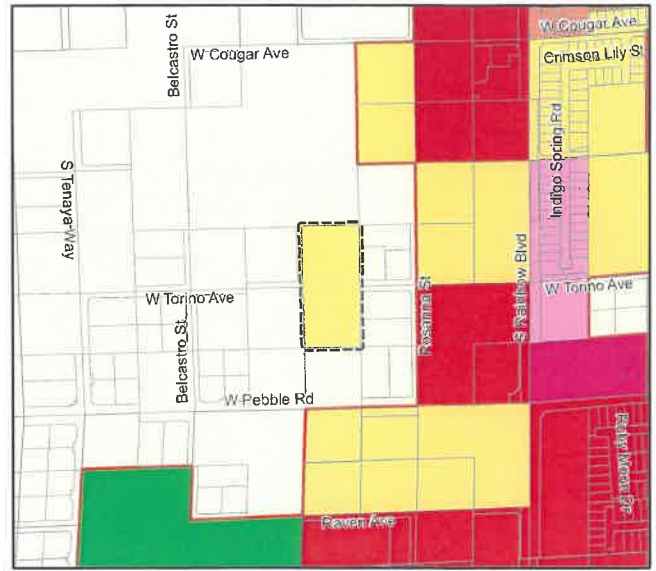
APPLICANT: KHUSROW ROOHANI

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

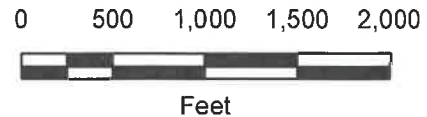
LUP-20-700071

Change # 71

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TORINO AVE/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700071-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:

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 north and south of Torino Avenue, 275 feet west of Rosanna Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-15-801-044

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

Denial.

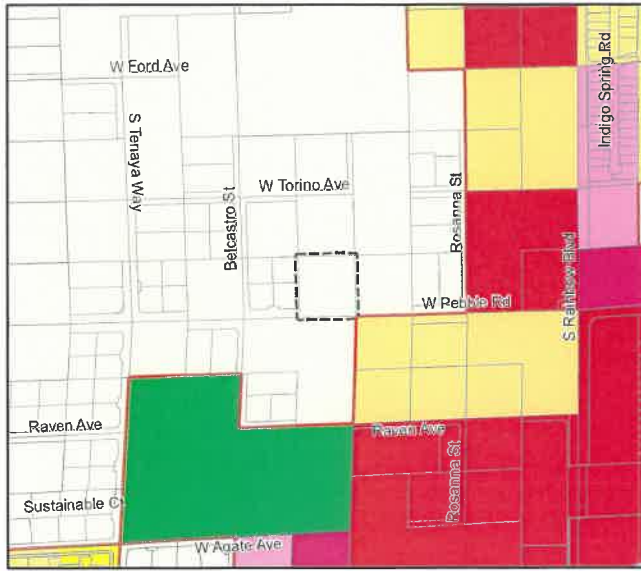
TAB/CAC:

APPROVALS:

PROTEST:

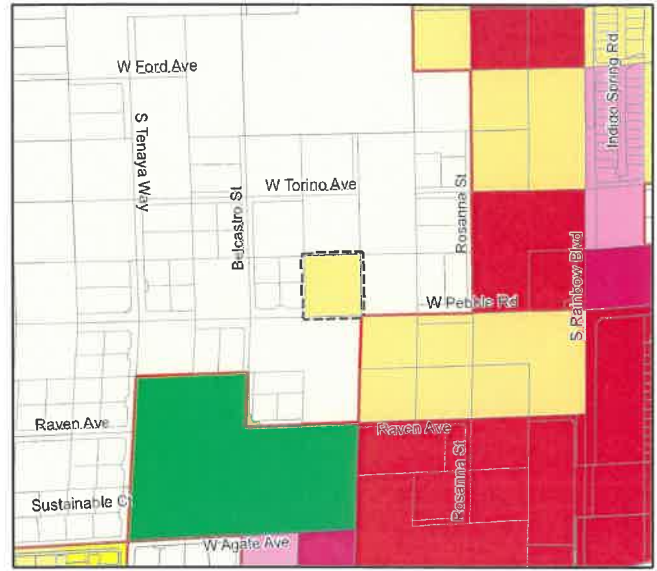
APPLICANT: UMER MALIK

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

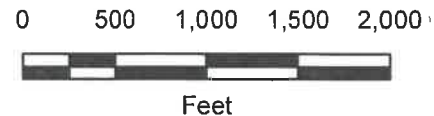
LUP-20-700073

Change # 73

Commission District F



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



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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/ROSANNA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700073-S W PEBBLE, LLC:

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

Generally located on the north side of Pebble Road, 600 feet west of Rosanna Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-15-801-021

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

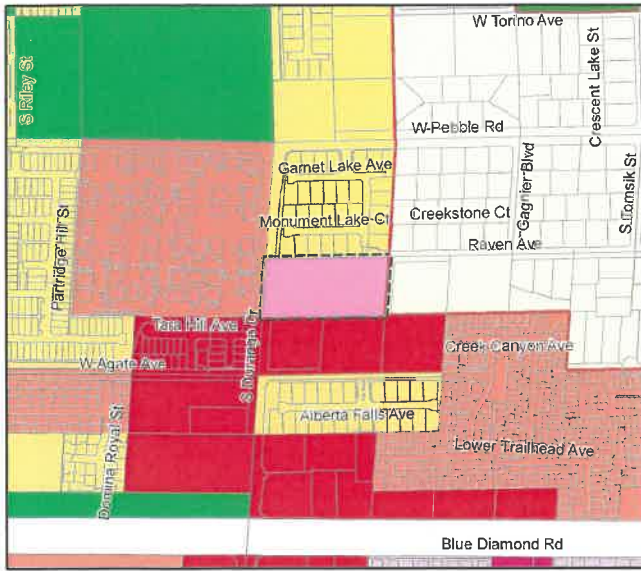
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

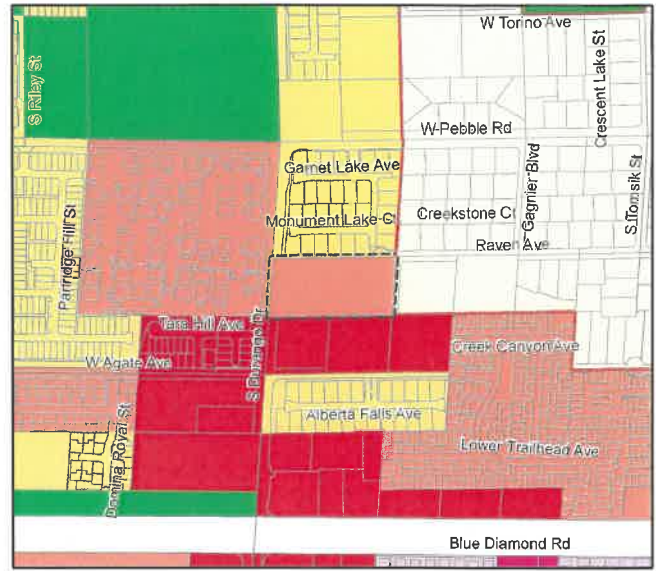
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Office Professional (OP)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

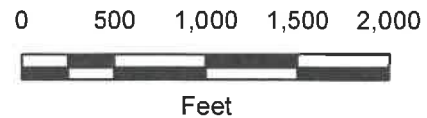
LUP-20-700074

Change # 74

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DURANGO DR/RAVEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700074-USA:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to RH (Residential High) on 5.0 acres.

Generally located on the southeast corner of Durango Drive and Raven Avenue (alignment). J/pd
(For possible action)

RELATED INFORMATION:

APN:
176-21-101-010

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

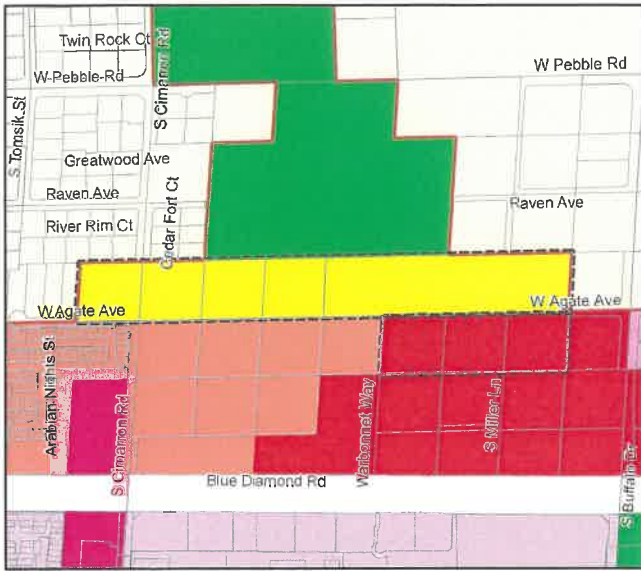
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation
Approval.

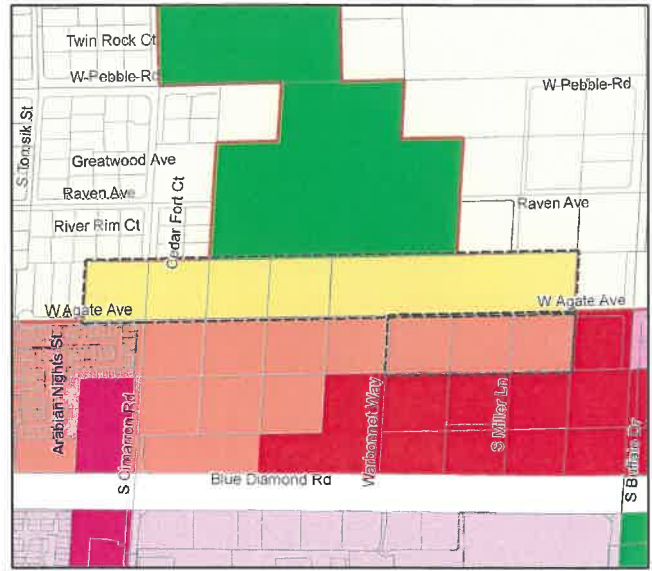
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Residential Low (RL)
Commercial General (CG)



Requested

Residential High (RH)
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

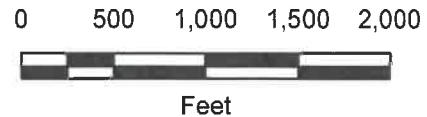
LUP-20-700075

Change # 75

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



LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700075-BUFFALO WING, LLC:

LAND USE PLAN to redesignate the existing land use categories from RL (Residential Low) and CG (Commercial General) to RS (Residential Suburban) and RH (Residential High) on 27.4 acres.

Generally located on the north and south sides of Agate Avenue (alignment), 300 feet west of Buffalo Drive. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-21-101-023; 176-21-501-014; 176-21-501-027; 176-21-501-028; 176-21-501-030; 176-21-601-005; 176-21-601-022 through 176-21-601-023

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 27.4

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

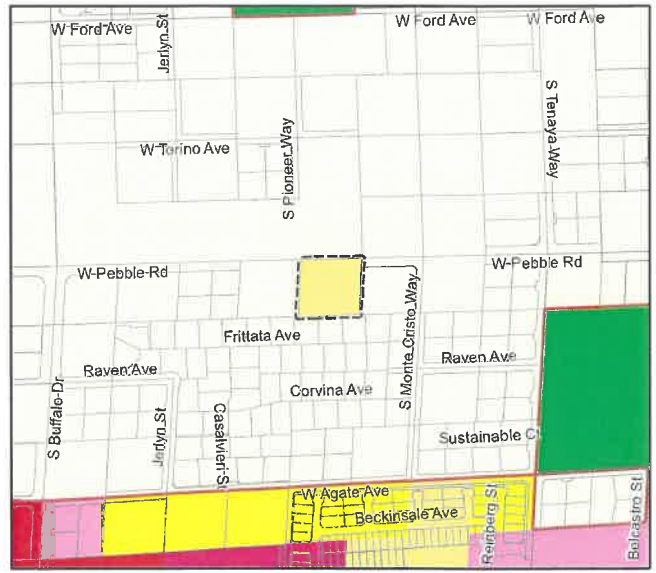
APPLICANT: BOB GRONAUER

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700076

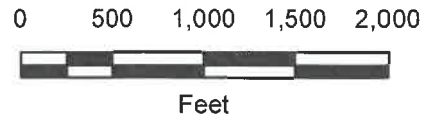
Change # 76

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/PIONEER WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700076-MAK ZAK, LLC:

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

Generally located on the southeast corner of Pebble Road and Pioneer Way (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:
176-22-101-005

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

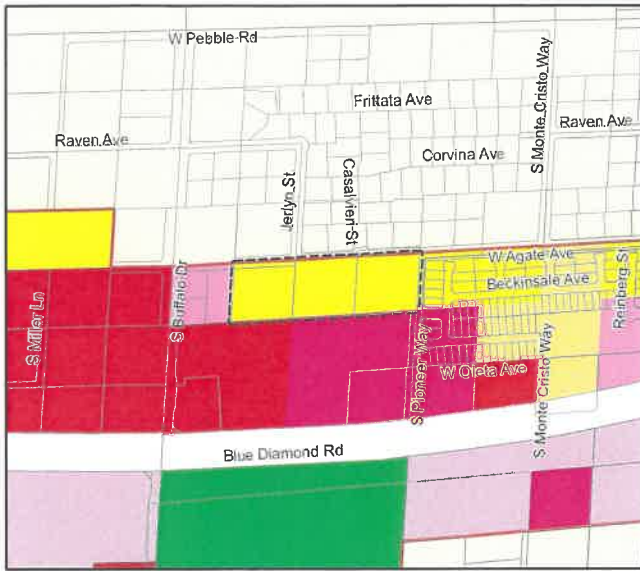
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation
Denial.

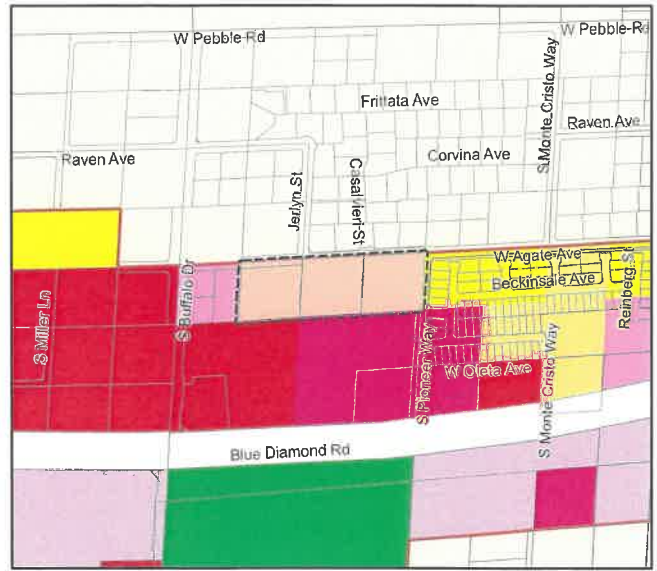
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Residential Low (RL)



Requested

Residential Urban Center (RUC)

Comprehensive Planning

Enterprise Planned Land Use

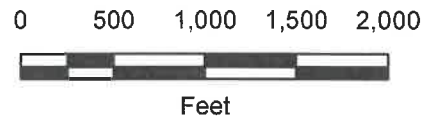
LUP-20-700077

Change # 77

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PIONEER WY/AGATE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700077-USA:

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RUC (Residential Urban Center) on 7.5 acres.

Generally located on the southwest corner of Pioneer Way and Agate Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-201-002; 176-22-201-003; 176-22-201-024

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

BACKGROUND:
Project Description

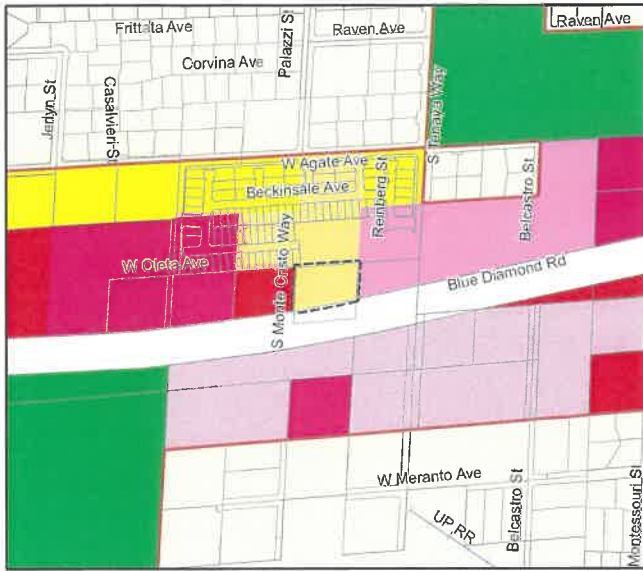
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Denial.

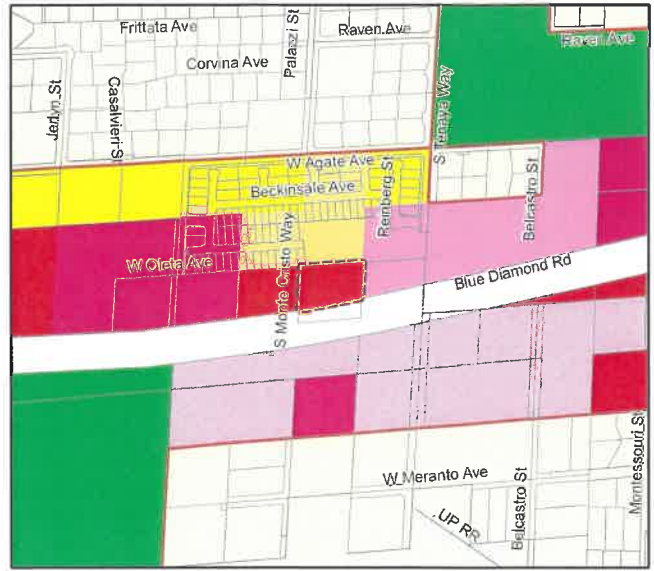
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

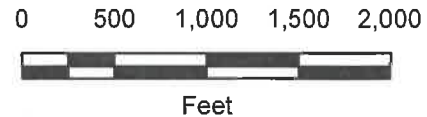
LUP-20-700078

Change # 78

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

MONTE CRISTO WY/BUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700078-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.7 acres.

Generally located on the northeast corner of Monte Cristo Way (alignment) and Blue Diamond Road. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-22-201-033

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.7

Staff Recommendation

Approval.

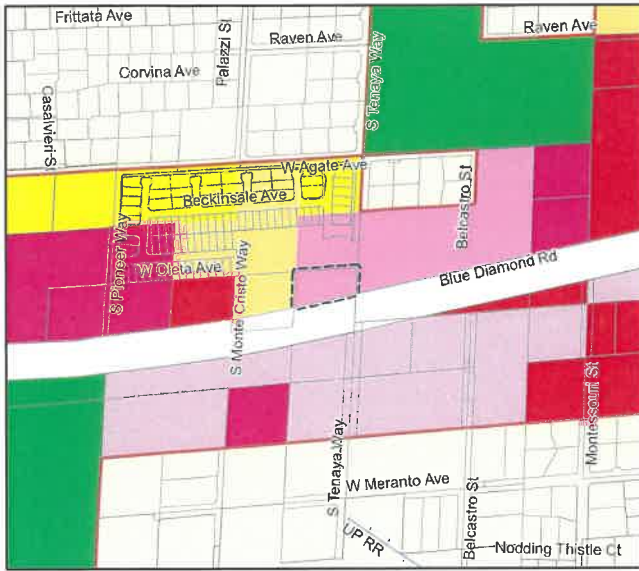
TAB/CAC:

APPROVALS:

PROTEST:

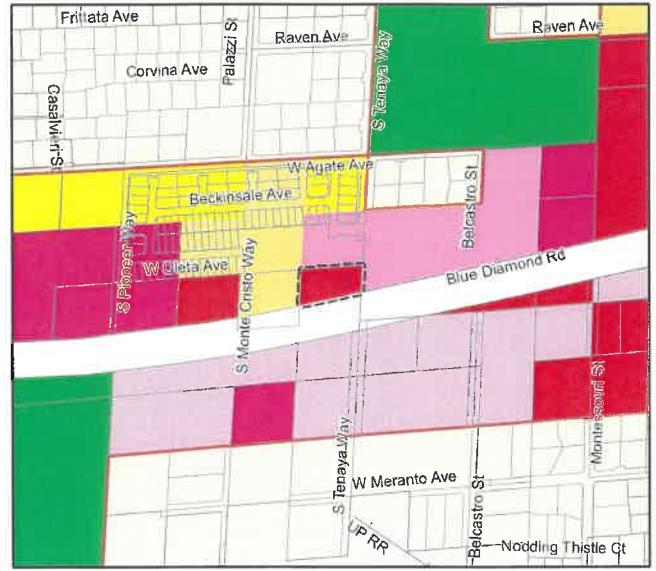
APPLICANT: KHUSROW ROOHANI

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



Adopted

Office Professional (OP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700079

Change # 79

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TENAYA WY/BLUE DIAMOND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700079-SERIES III HUNTINGTON, LLC:

LAND USE PLAN to redesignate the existing land use category from OP (Office Professional) to CG (Commercial General) on 1.3 acres.

Generally located on the northwest corner of Tenaya Way (alignment) and Blue Diamond Road.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-201-023

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

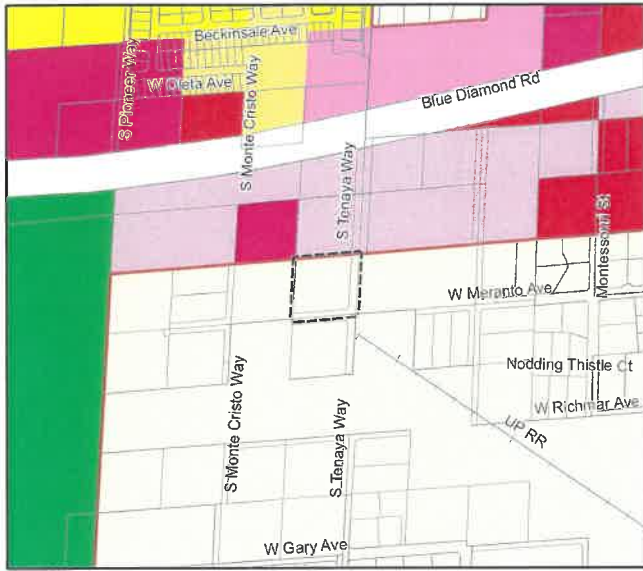
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.3

Staff Recommendation
Approval.

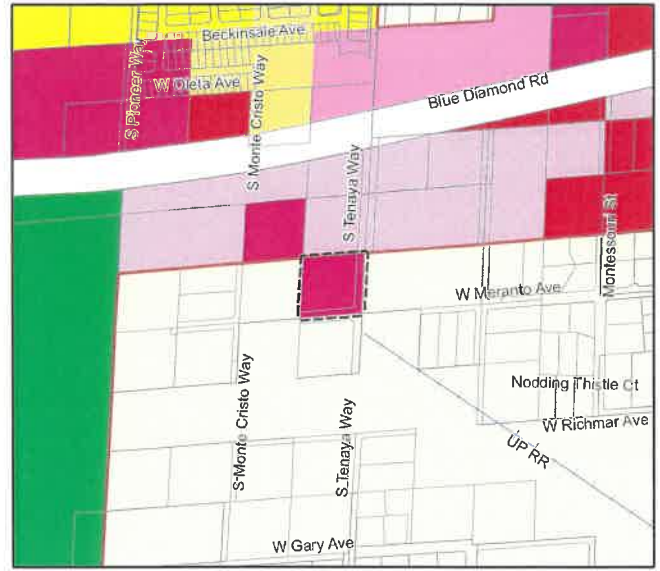
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700080

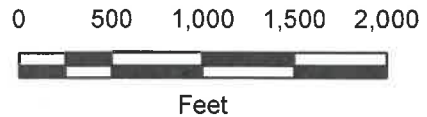
Change # 80

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TENAYA WY/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700080-ALL OUT FINANCIAL RESOURCES, LLC:

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

Generally located on the northwest corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-22-301-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.1

Staff Recommendation

Denial.

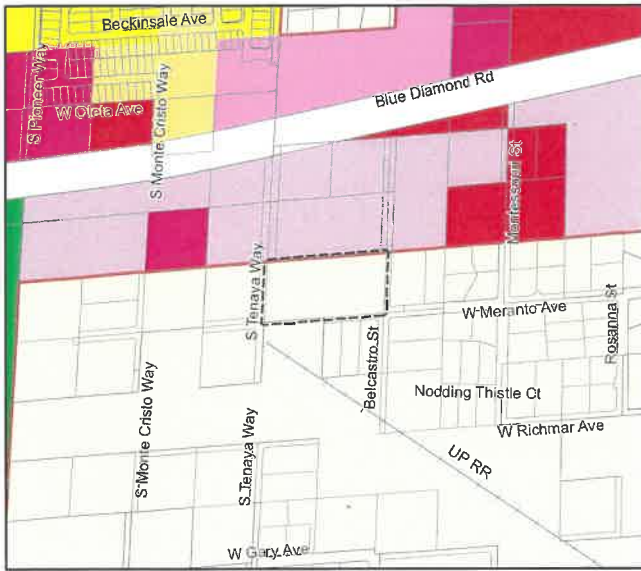
TAB/CAC:

APPROVALS:

PROTEST:

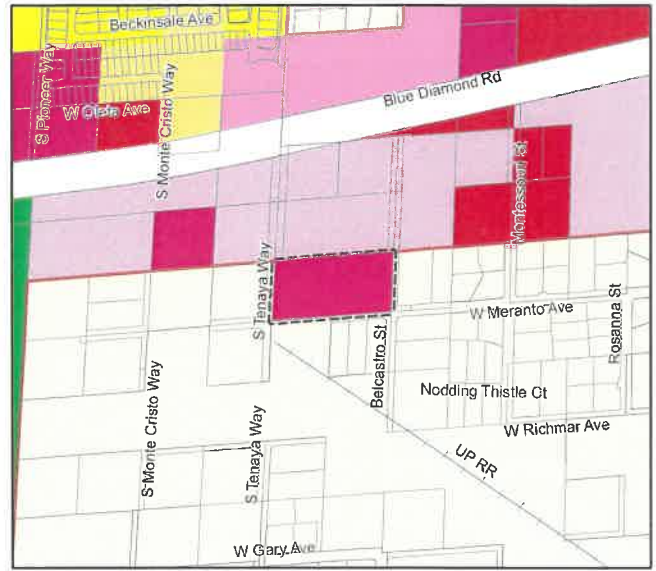
APPLICANT: KHUSROW ROOHANI

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

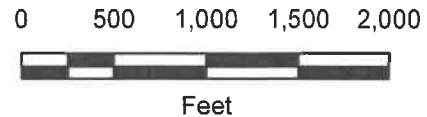
LUP-20-700081

Change # 81

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TENAYA WY/MERANTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700081-ROOHANI RAMAK:

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

Generally located on the northeast corner of Tenaya Way and Meranto Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-701-034

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

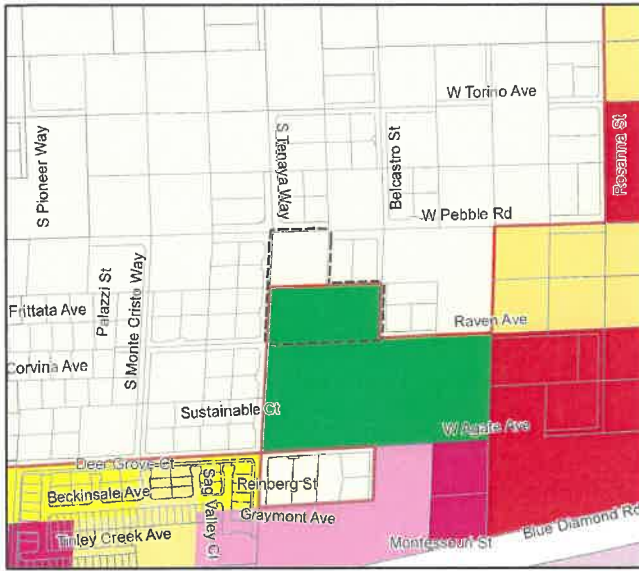
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation
Denial.

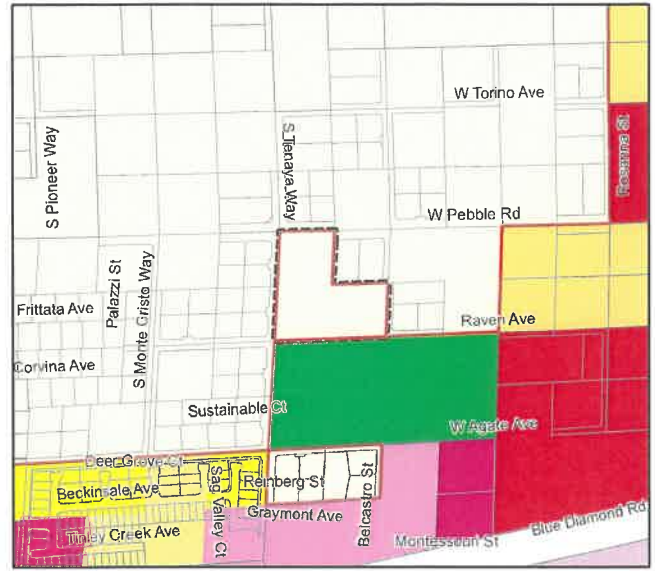
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)
Public Facilities (PF)



Requested

Rural Neighborhood (RN)

Comprehensive Planning

Enterprise Planned Land Use

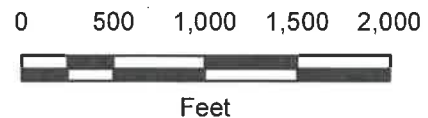
LUP-20-700082

Change # 82

Commission District F



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 03, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

TENAYA WY/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700082-L H VENTURES, LLC:

LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RNP (Rural Neighborhood Preservation) to RN (Rural Neighborhood) on 7.5 acres.

Generally located on the southeast corner of Tenaya Way and Pebble Road. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

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

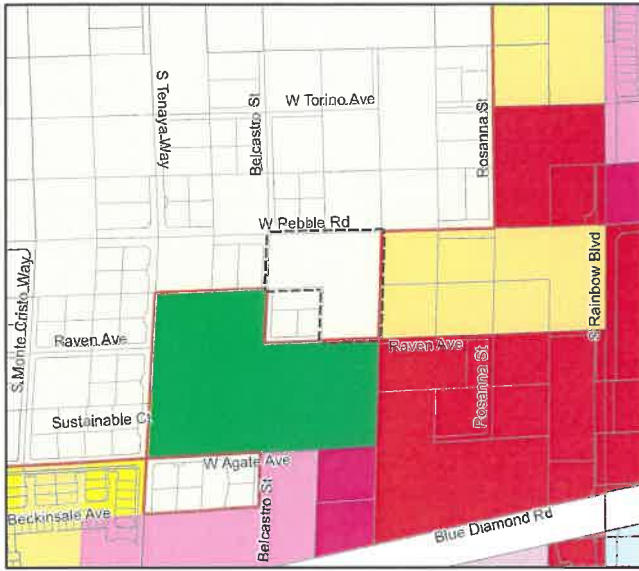
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Approval.

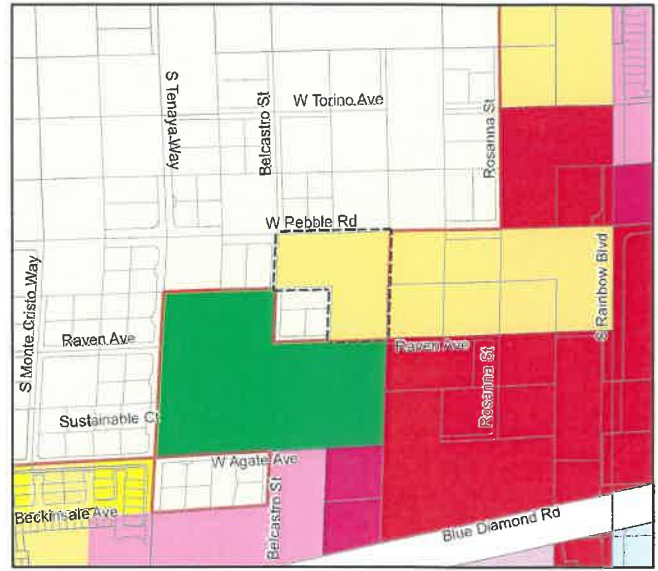
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700083

Change # 83

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/BELCASTRO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700083-L H VENTURES, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 7.5 acres.

Generally located on the southeast corner of Pebble Road and Belcastro Street. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-025 ptn

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

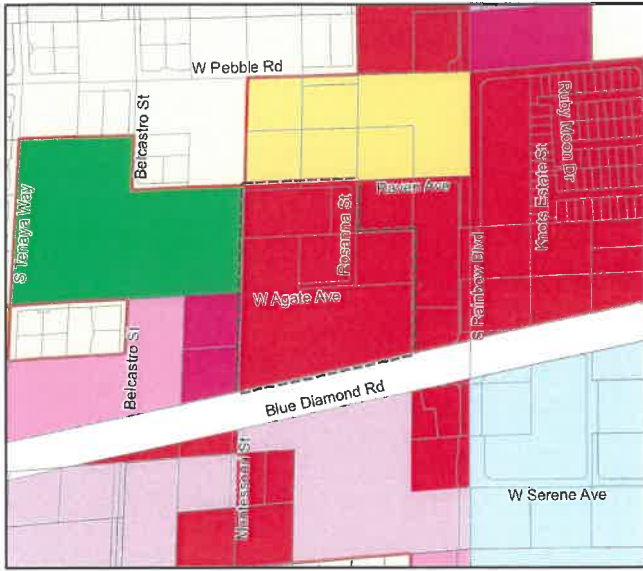
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 7.5

Staff Recommendation
Approval, subject to a reduction to RL (Residential Low).

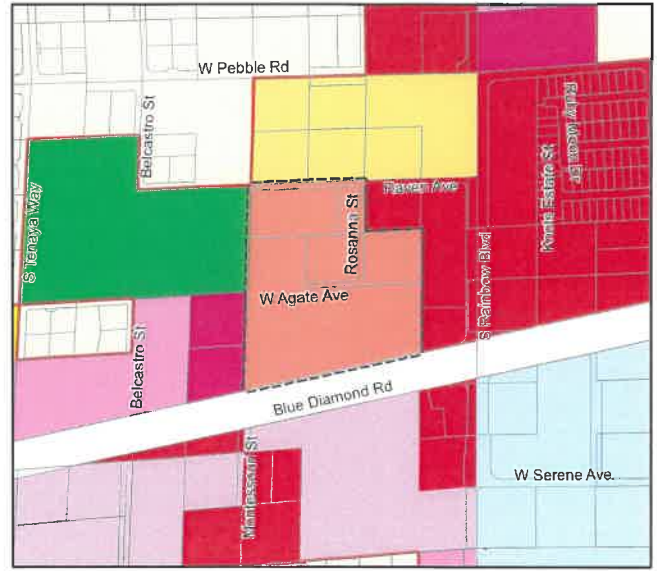
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Commercial General (CG)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700084

Change # 84

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700084-L V RAINBOW, LLC:

LAND USE PLAN to redesignate the existing land use category from CG (Commercial General) to RH (Residential High) on 20.0 acres.

Generally located on the north side of Blue Diamond Road, 250 feet west of Rainbow Boulevard.
JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-22-501-012; 176-22-501-013; 176-22-501-016 through 176-22-501-017; 176-22-601-035

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

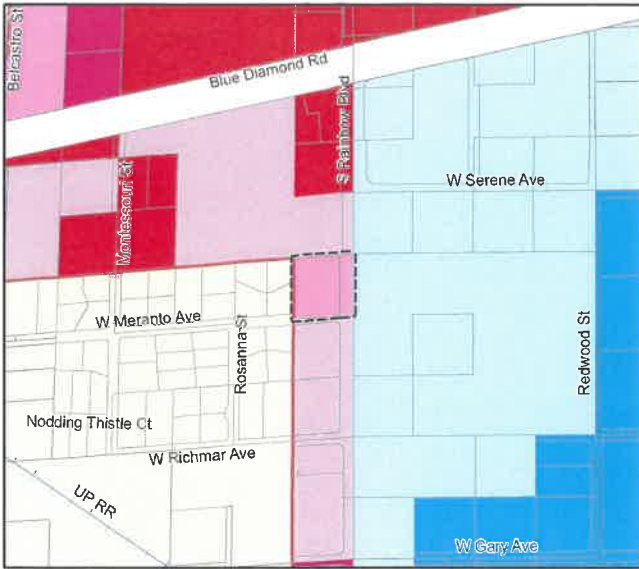
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 20.0

Staff Recommendation
Approval.

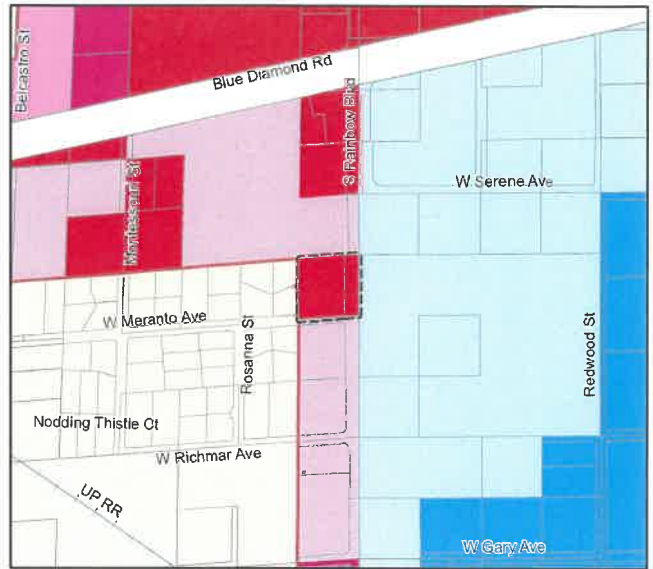
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: CHRISTOPHER KAEMPFER
CONTACT: CHRISTOPHER KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Adopted

Office Professional (OP)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

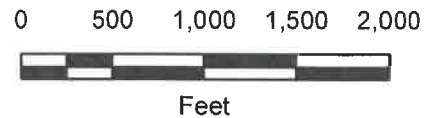
LUP-20-700085

Change # 85

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

RAINBOW BLVD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700085-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:

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

Generally located on the northwest corner of Rainbow Boulevard and Meranto Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-22-701-012

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.9

Staff Recommendation

Approval.

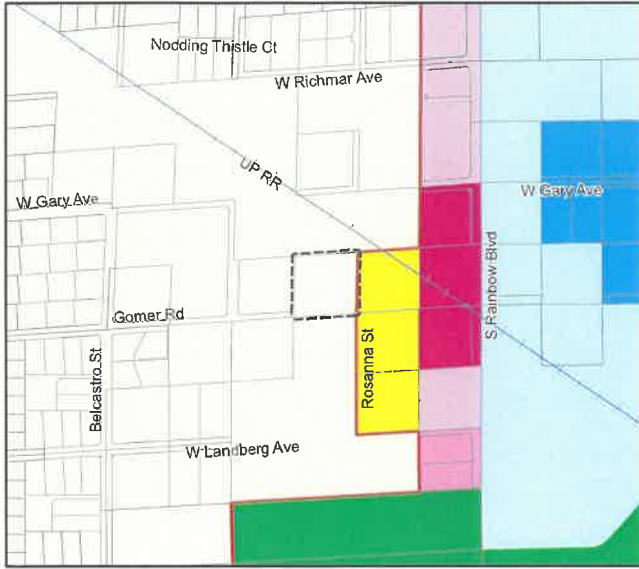
TAB/CAC:

APPROVALS:

PROTEST:

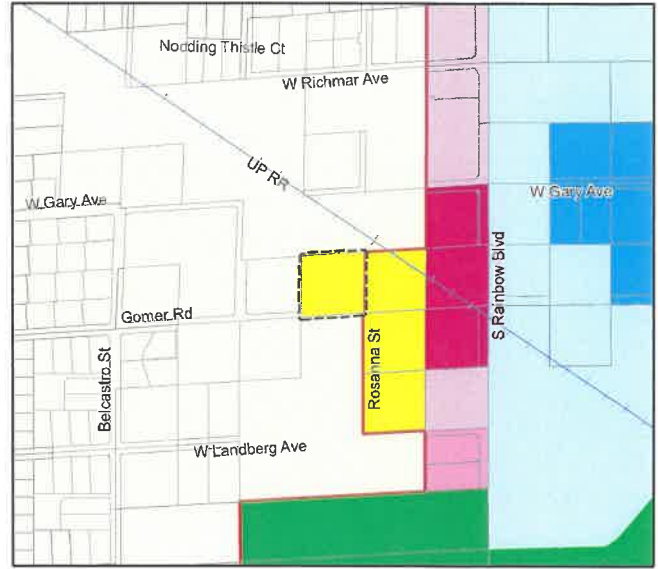
APPLICANT: UMER MALIK

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700086

Change # 86

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GOMER RD/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700086-REMARK REVOCABLE TRUST & ROOHANI KHUSROW FAMILY TRUST:

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

Generally located on the northwest corner of Gomer Road (alignment) and Rosanna Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-22-801-008

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.

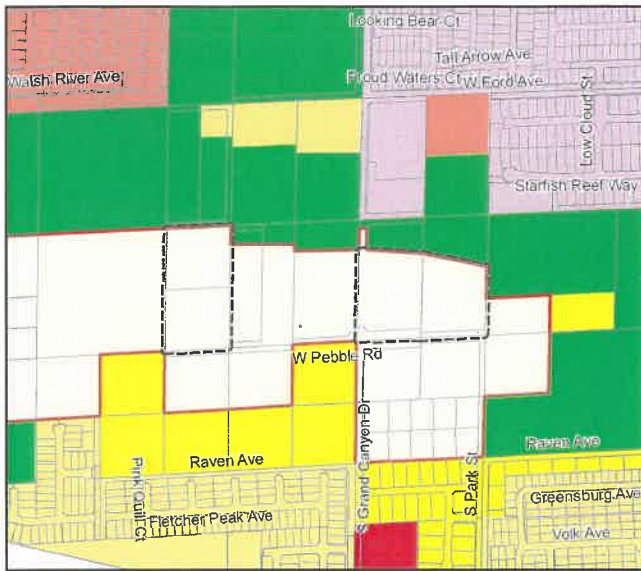
TAB/CAC:

APPROVALS:

PROTEST:

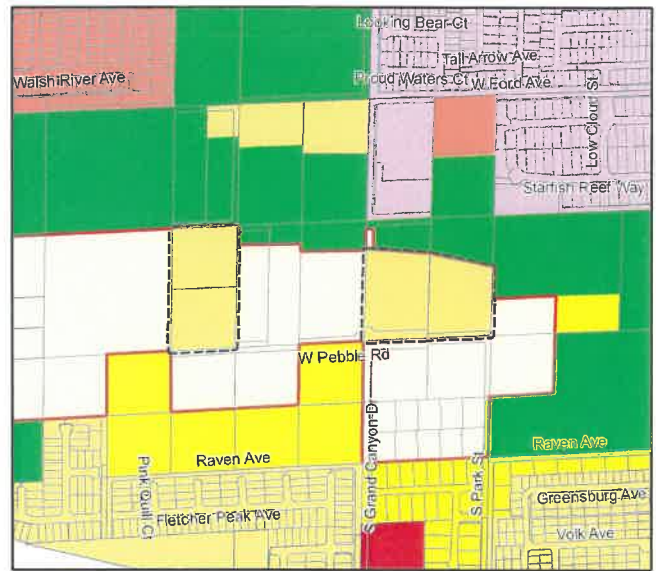
APPLICANT: RAMAK ROOHANI

CONTACT: RAMAK ROOHANI, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700087

Change # 87

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

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of the data delineated herein.

Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700087-STRAIGHT-LINE LEASING, LLC:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) on 11.7 acres.

Generally located on the north side of Pebble Road, 600 feet west of Grand Canyon Drive, and the northeast corner of Pebble Road and Grand Canyon Drive. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-18-401-015; 176-18-401-017; 176-18-801-009; 176-18-801-010

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 11.7

Staff Recommendation

Approval.

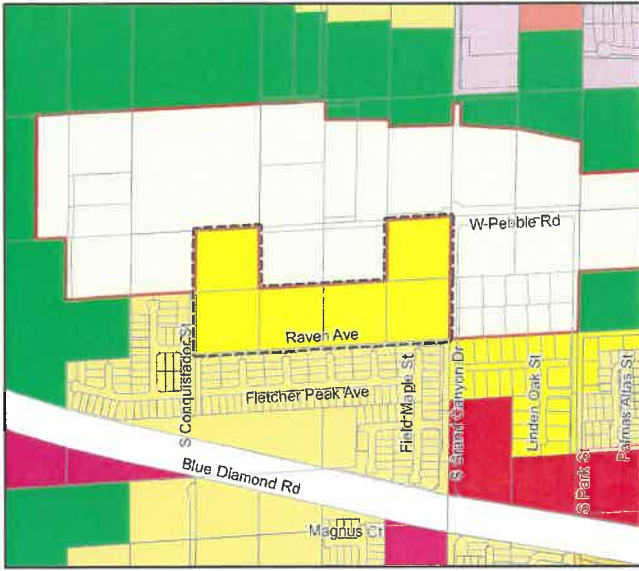
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APPROVALS:

PROTEST:

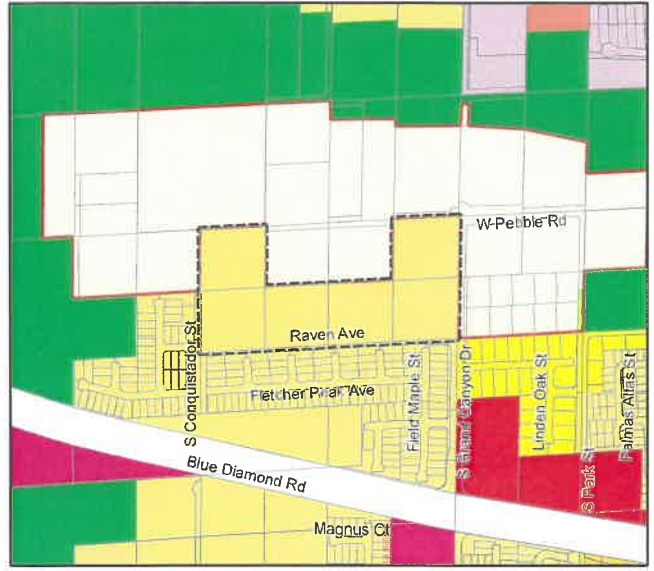
APPLICANT: SIAVASH SAADI

CONTACT: SIAVASH SAADI, 52 CONN AVENUE, LAS VEGAS, NV 89183



Adopted

Residential Low (RL)



Requested

Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700088

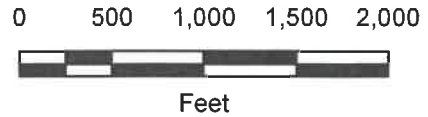
Change # 88

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GRAND CANYON DR/RAVEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700088-NAHAI ILIEN & KERENDI FAROUGH & JACKLIN FAM TR;

LAND USE PLAN to redesignate the existing land use category from RL (Residential Low) to RS (Residential Suburban) on 15.0 acres.

Generally located on the northwest corner of Grand Canyon Drive and Raven Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 15.0

Staff Recommendation

Approval.

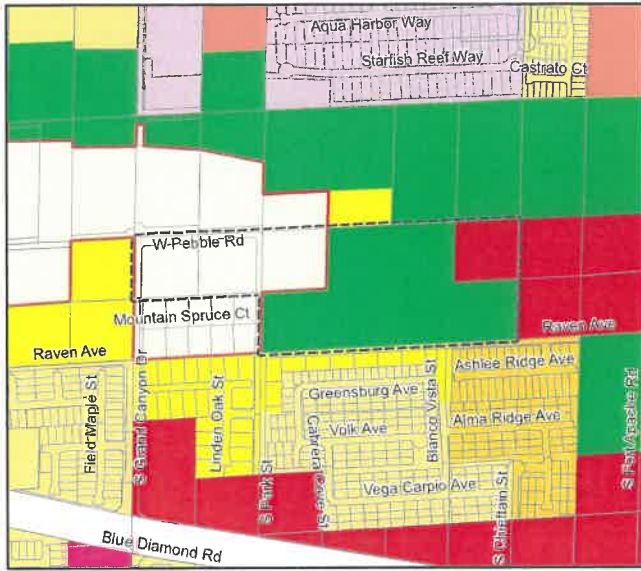
TAB/CAC:

APPROVALS:

PROTEST:

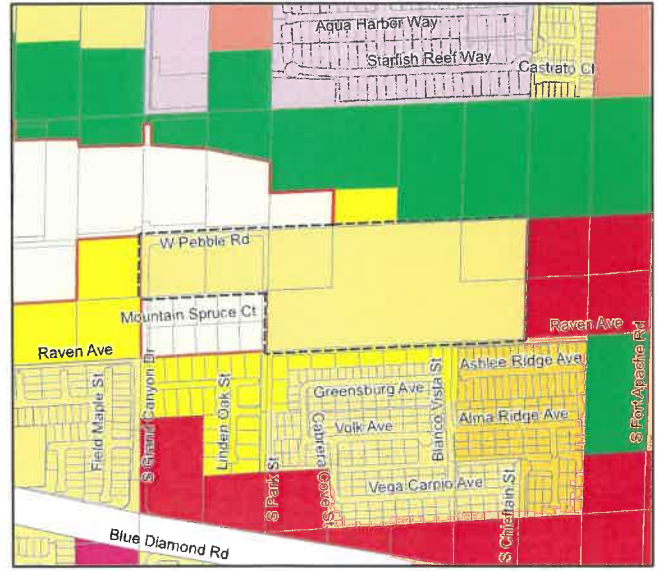
APPLICANT: BORHAN MORADI

CONTACT: BORHAN MORADI, HOWARD HUGHES PROPERTIES INC, 10845 GRIFFITH PEAK DR., SUITE 160, LAS VEGAS, NV 89135



Adopted

- Public Facilities (PF)
- Rural Neighborhood Preservation (RNP)
- Commercial General (CG)



Requested

- Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700089

Change # 89

Commission District F



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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GRAND CANYON DR/PEBBLE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700089-CIRCLE Q RANCH II, LLC:

LAND USE PLAN to redesignate the existing land use categories from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) on 23.8 acres.

Generally located on the southeast corner of Grand Canyon Drive and Pebble Road. J/pd (For possible action)

RELATED INFORMATION:

APN:
176-19-501-001 through 176-19-501-003; 176-19-501-005; 176-19-501-029

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

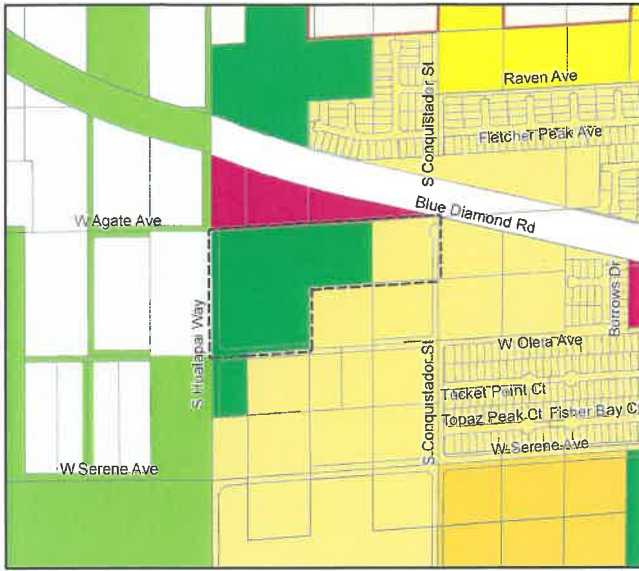
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 23.8

Staff Recommendation
Approval.

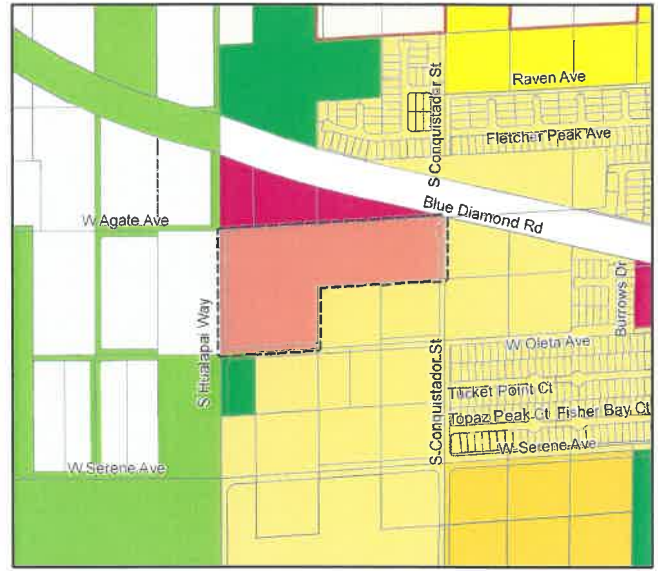
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Public Facilities (PF)
Residential Suburban (RS)



Requested

Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

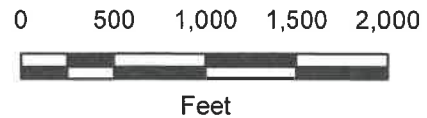
LUP-20-700090

Change # 90

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HUALAPAI WY/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700090-LEWIS INVESTMENT COMPANY OF NEVADA:

LAND USE PLAN to redesignate the existing land use categories from PF (Public Facilities) and RS (Residential Suburban) to RH (Residential High) on 11.6 acres.

Generally located on the northeast corner of Hualapai Way and Oleta Avenue (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

176-19-201-031

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 11.6

Staff Recommendation

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

TAB/CAC:

APPROVALS:

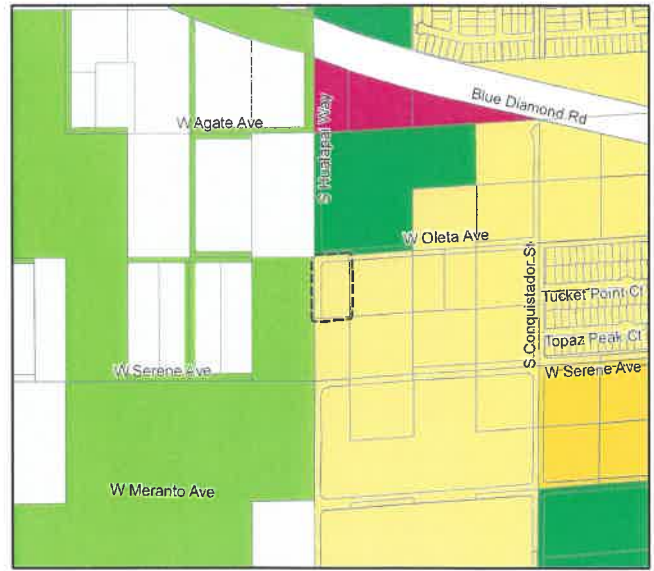
PROTEST:

APPLICANT: DAVID DIFFLEY

CONTACT: DAVID DIFFLEY, LEWIS INVESTMENTS, 5240 S POLARIS, LAS VEGAS,
NV 89119



Adopted
Public Facilities (PF)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

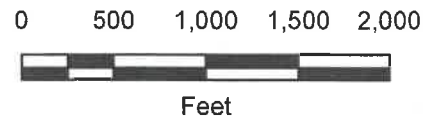
LUP-20-700091

Change # 91

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HUALAPAI WY/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700091-LEWIS INVESTMENT COMPANY OF NEVADA:

LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RS (Residential Suburban) on 1.1 acres.

Generally located on the southeast corner of Hualapai Way and Oleta Avenue (alignment). J/pd
(For possible action)

RELATED INFORMATION:

APN:

176-19-201-032

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.1

Staff Recommendation

Approval.

TAB/CAC:

APPROVALS:

PROTEST:

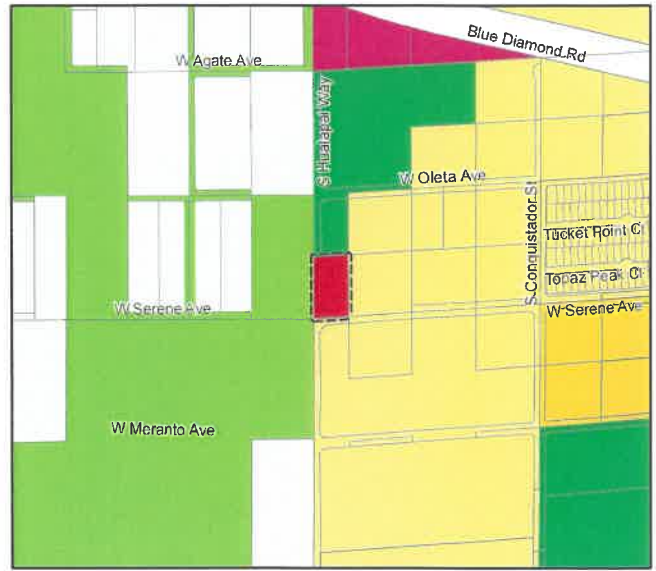
APPLICANT: DAVID DIFFLEY

CONTACT: DAVID DIFFLEY, LEWIS INVESTMENTS, 5240 S POLARIS, LAS VEGAS,
NV 89119



Adopted

Residential Suburban (RS)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

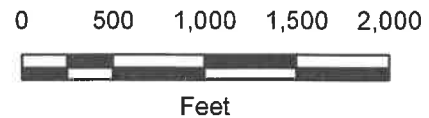
LUP-20-700092

Change # 92

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

HUALAPAI WY/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700092-BECKER ERNEST A IV & KATHLEEN C FAMILY TRUST & BECKER ERNEST A IV & KATHLEEN C TRS:

LAND USE PLAN to redesignate the existing land use category from RS (Residential Suburban) to CG (Commercial General) on 1.4 acres.

Generally located on the northeast corner of Hualapai Way and Serene Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-19-201-015

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 1.4

Staff Recommendation

Denial.

TAB/CAC:

APPROVALS:

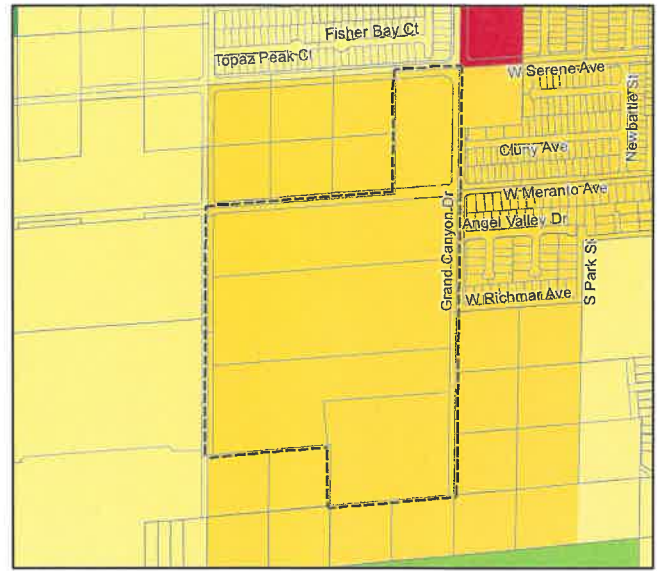
PROTEST:

APPLICANT: ERNEST BECKER

CONTACT: ERNEST BECKER, 3065 N RANCHO DR, #130, LAS VEGAS, NV 89130



Adopted
Public Facilities (PF)



Requested
Residential Medium (RM)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700093

Change # 93

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GRAND CANYON DR/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700093-LEWIS INVESTMENT COMPANY NEVADA, LLC:

LAND USE PLAN to redesignate the existing land use category from PF (Public Facilities) to RM (Residential Medium) on 47.6 acres.

Generally located on the southwest corner of Grand Canyon Drive and Serene Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-19-301-014; 176-19-301-018 through 176-19-301-019; 176-19-401-027; 176-19-401-028

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 47.6

Staff Recommendation

Approval.

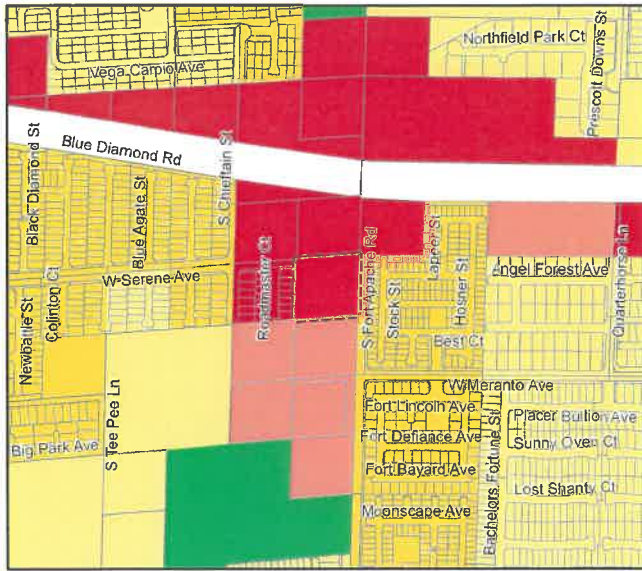
TAB/CAC:

APPROVALS:

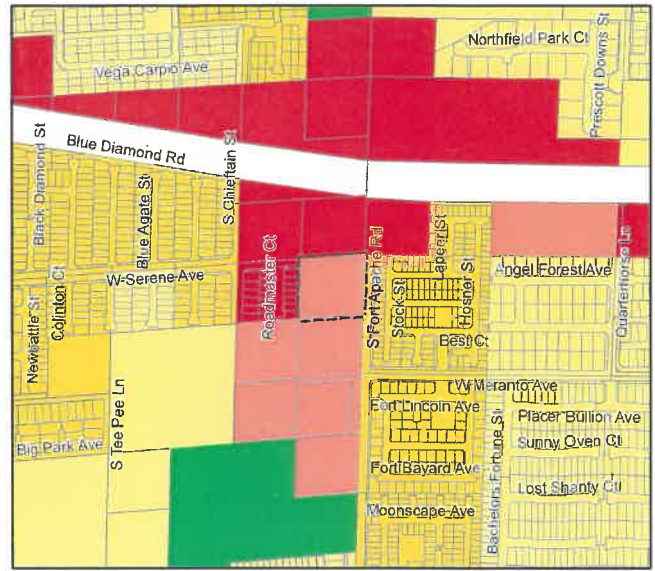
PROTEST:

APPLICANT: DAVID DIFFLEY

CONTACT: DAVID DIFFLEY, LEWIS INVESTMENTS, 5240 S POLARIS, LAS VEGAS, NV 89119



Adopted
Commercial General (CG)



Requested
Residential High (RH)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700094

Change # 94

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

FORT APACHE RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700094-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:

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

Generally located on the southwest corner of Fort Apache Road and Serene Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:

176-19-701-004

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 2.5

Staff Recommendation

Approval.

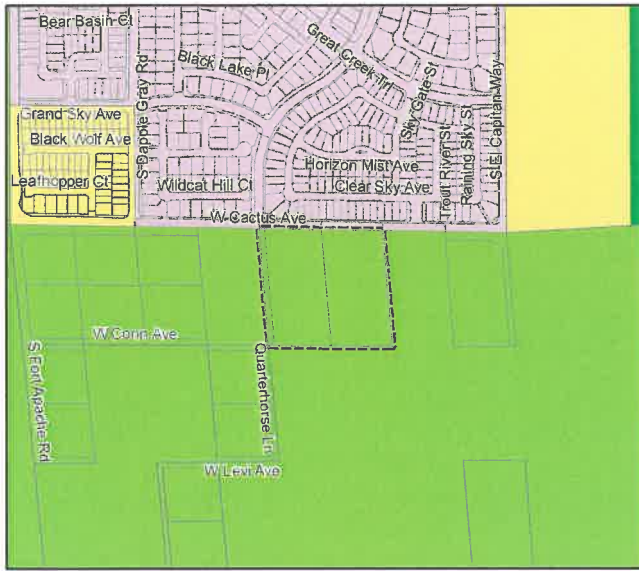
TAB/CAC:

APPROVALS:

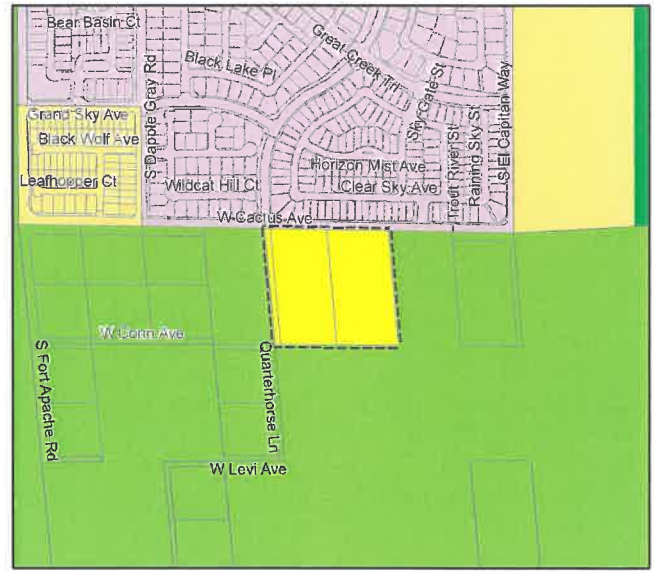
PROTEST:

APPLICANT: NARCISA CRUZ

CONTACT: NARCISA CRUZ, 310 QUIET HARBOR DR, HENDERSON, NV 89052



Adopted
Open Lands (OL)



Requested
Residential Low (RL)

Comprehensive Planning

Enterprise Planned Land Use

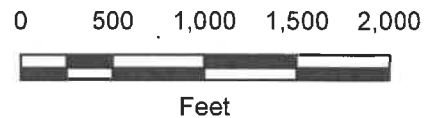
LUP-20-700095

Change # 95

Commission District F



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



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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

QUARTERHORSE LN/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700095-DOGWOOD HICKORY, LLC:

LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RL (Residential Low) on 9.5 acres.

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

RELATED INFORMATION:

APN:
176-32-101-008; 176-32-101-009

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

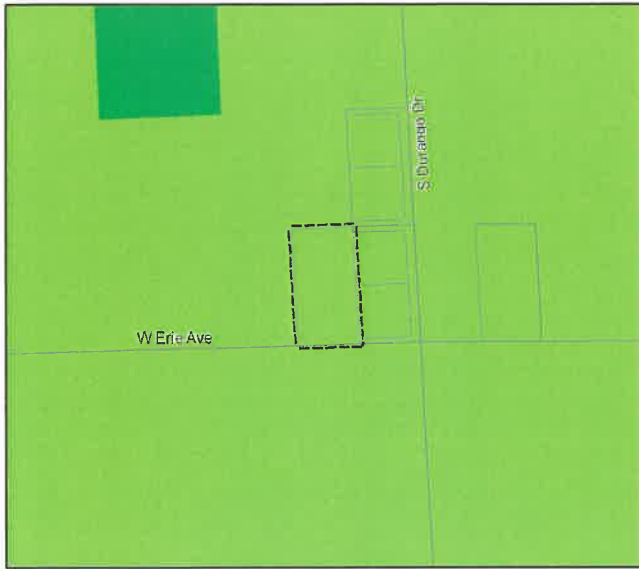
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 9.5

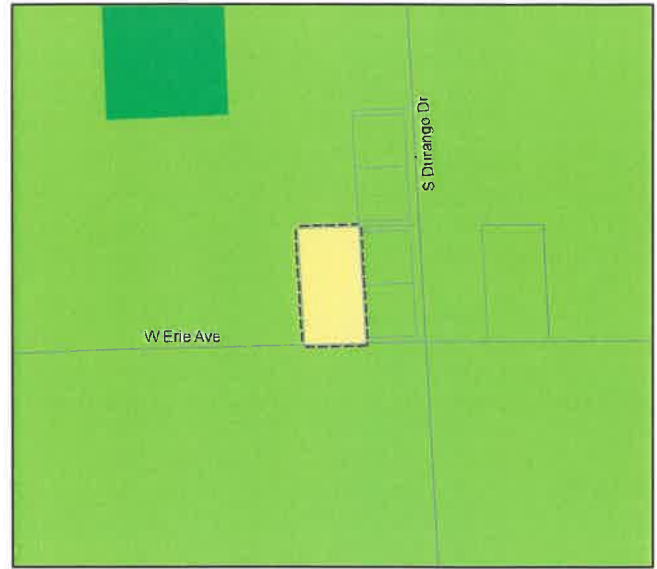
Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted
Open Lands (OL)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

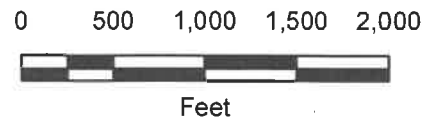
LUP-20-700096

Change # 96

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

ERIE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700096-DURANGO ERIE, LLC:

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

Generally located on the north side of Erie Avenue (alignment), 300 feet west of Durango Drive (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-32-601-003

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 5.0

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
Open Lands (OL)



Requested
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700097

Change # 97

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

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DURANGO DR/ERIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700097-LAND INVESTMENTS, LLC:

LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to RS (Residential Suburban) on 1.9 acres.

Generally located on the west side of Durango Drive (alignment), 300 feet north of Erie Avenue (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-32-601-004

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

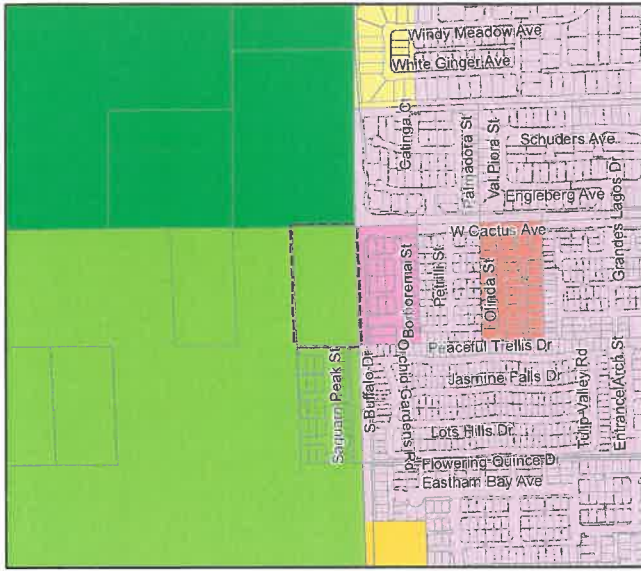
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.9

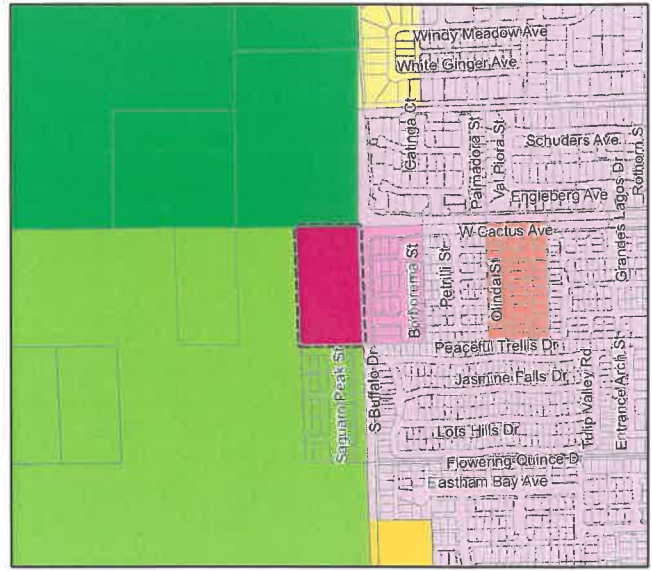
Staff Recommendation
Denial.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MICHAEL LUCERO
CONTACT: MICHAEL LUCERO, 937 LAS PALOMAS DR, LAS VEGAS, NV 89138



Adopted
Open Lands (OL)



Requested
Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700098

Change # 98

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



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

BUFFALO DR/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

LUP-20-700098-STIMSON CHRISTOPHER J & A FAM TR & STIMSON
CHRISTOPHER & ARALEE TRS:

LAND USE PLAN to redesignate the existing land use category from OL (Open Land) to CN (Commercial Neighborhood) on 5.0 acres.

Generally located on the southwest corner of Buffalo Drive and Cactus Avenue (alignment). JJ/pd
(For possible action)

RELATED INFORMATION:

APN:

176-33-501-004

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Commission District: F
- Site Acreage: 5.0

Staff Recommendation

Denial.

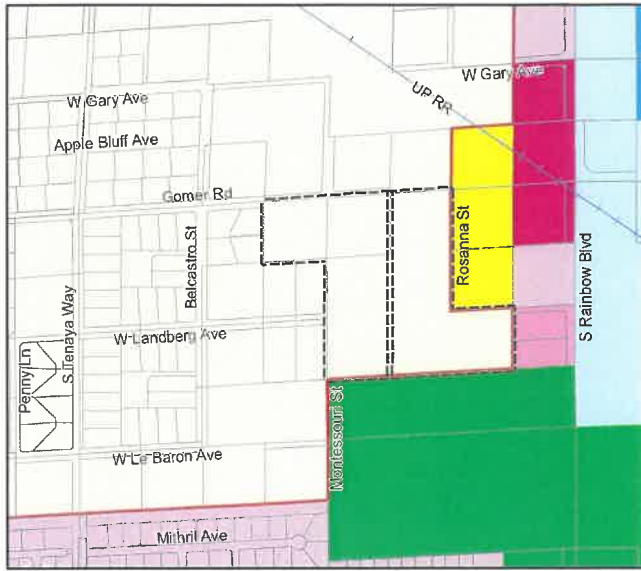
TAB/CAC:

APPROVALS:

PROTEST:

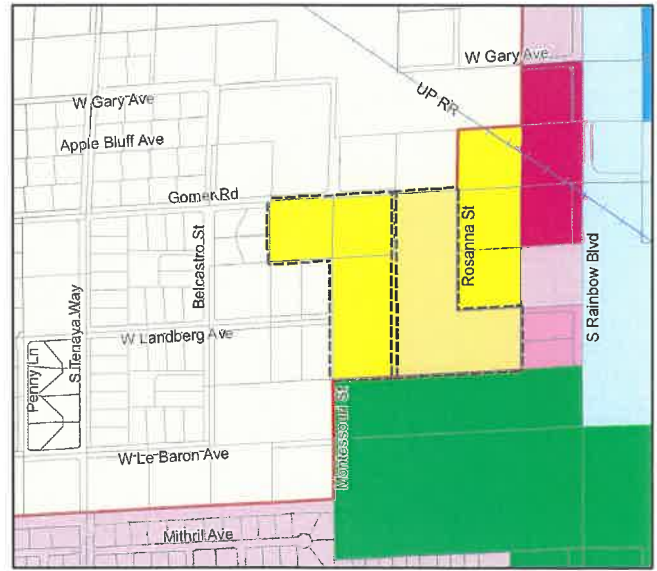
APPLICANT: CHRIS STIMSON

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



Adopted

Rural Neighborhood Preservation (RNP)



Requested

Residential Low (RL)
Residential Suburban (RS)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700099

Change # 99

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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Feet

Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

GOMER RD/MONTESSOURI ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700099-HAIKAL EXEMPTION TRUST:

LAND USE PLAN to redesignate the existing land use category from RNP (Rural Neighborhood Preservation) to RL (Residential Low) and RS (Residential Suburban) on 20.0 acres.

Generally located on the southwest and southeast corners of Gomer Road (alignment) and Montessori Street (alignment). JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-27-501-004; 176-27-501-005; 176-27-501-026

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

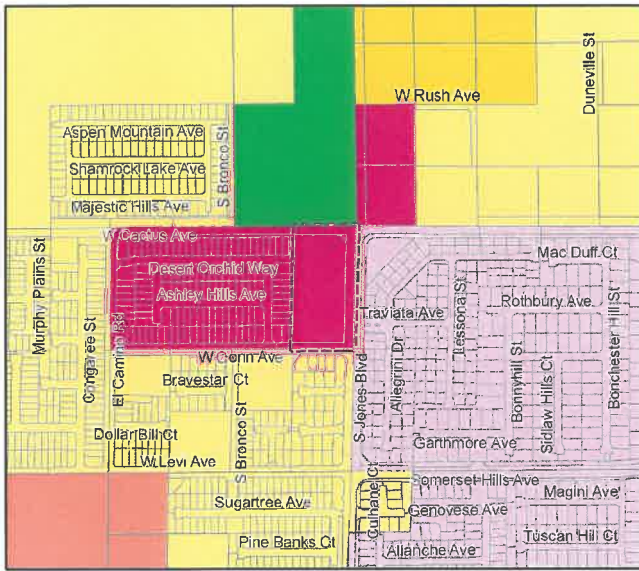
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 20.0

Staff Recommendation
Denial.

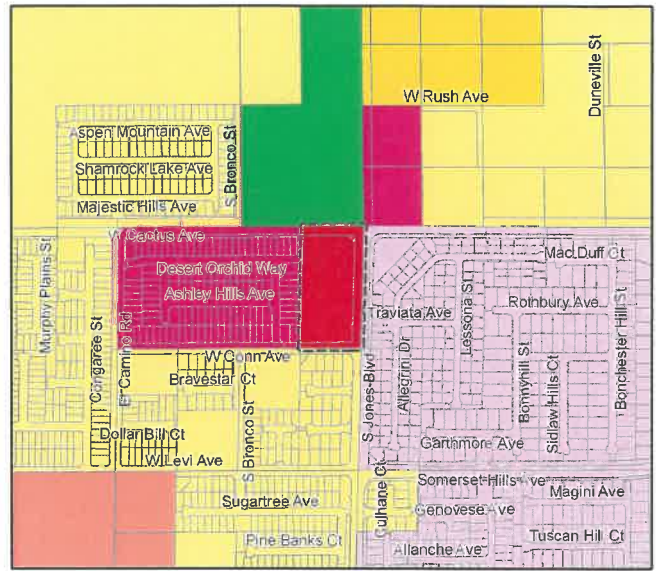
TAB/CAC:
APPROVALS:
PROTEST:

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



Adopted

Commercial Neighborhood (CN)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700100

Change # 100

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 |

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Feet

Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

JONES BLVD/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700100-M F E INC:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 3.7 acres.

Generally located on the southwest corner of Jones Boulevard and Cactus Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-35-501-007

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

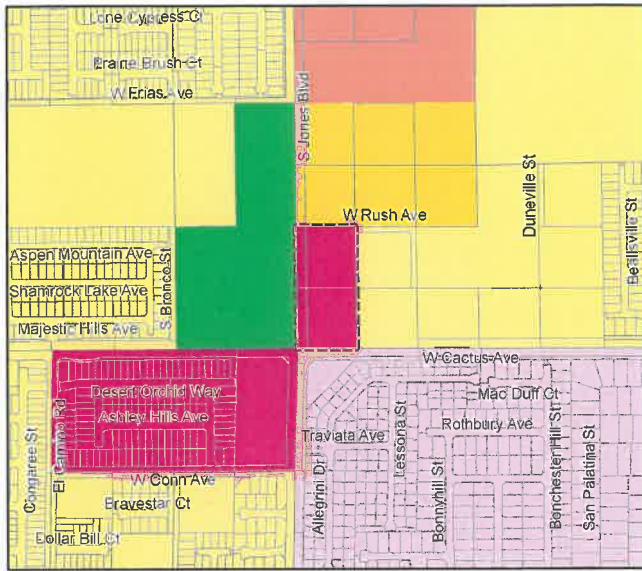
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 3.7

Staff Recommendation
Approval.

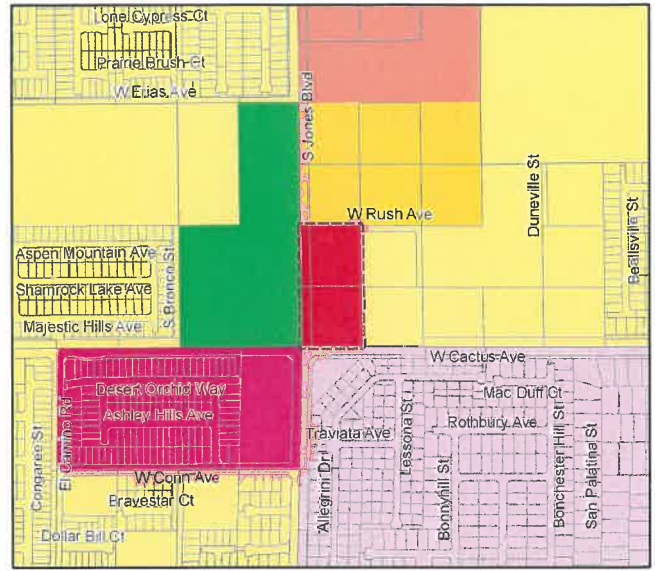
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MFE, INC
CONTACT: MFE, INC, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV 89110



Adopted

Commercial Neighborhood (CN)



Requested

Commercial General (CG)

Comprehensive Planning

Enterprise Planned Land Use

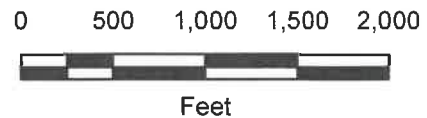
LUP-20-700101

Change # 101

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 |

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Map created on: February 04, 2020



04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

JONES BLVD/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700101-ADAMS BRIAN M:

LAND USE PLAN to redesignate the existing land use category from CN (Commercial Neighborhood) to CG (Commercial General) on 4.1 acres.

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

RELATED INFORMATION:

APN:
176-25-401-009; 176-25-401-014

LAND USE PLAN:
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

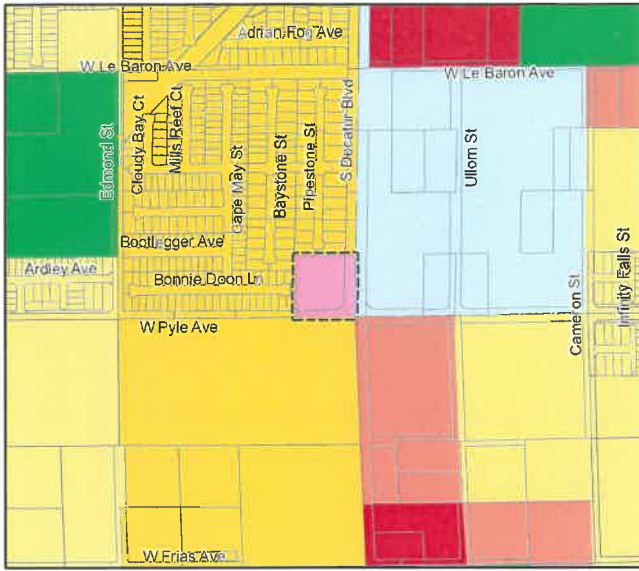
BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 4.1

Staff Recommendation
Approval.

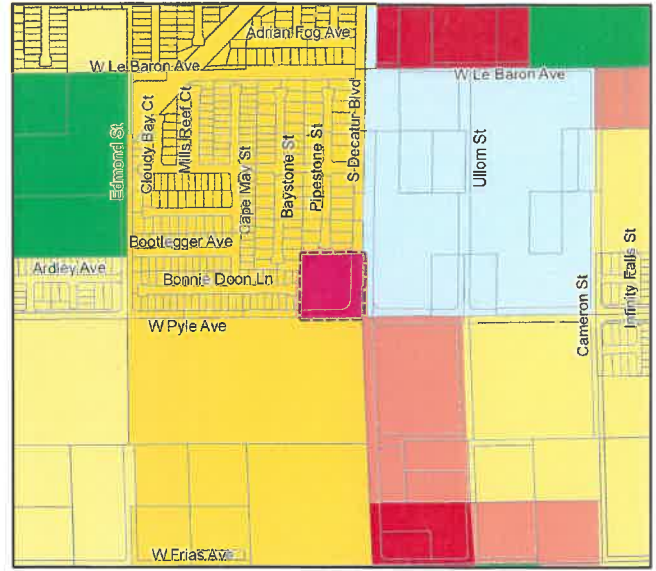
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BRAIN ADAMS
CONTACT: BRAIN ADAMS, 712 S 8TH STREET, LAS VEGAS, NV 89101



Adopted

Office Professional (OP)



Requested

Commercial Neighborhood (CN)

Comprehensive Planning

Enterprise Planned Land Use

LUP-20-700102

Change # 102

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 |

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Feet

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04/14/20 PC AGENDA SHEET

LAND USE PLAN UPDATE
(ENTERPRISE)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
LUP-20-700102-OMNI FAMILY LIMITED PARTNERSHIP:

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 Decatur Boulevard and Pyle Avenue. JJ/pd (For possible action)

RELATED INFORMATION:

APN:
176-25-601-017

LAND USE PLAN:
ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Commission District: F
- Site Acreage: 1.8

Staff Recommendation
Approval.

TAB/CAC:
APPROVALS:
PROTEST:

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