



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, DECEMBER 22, 2021**

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

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found on <https://ClarkCountyNV.gov> by clicking "Top Services" and selecting "Meetings & Agendas". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 34 are routine items for possible action.

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

ITEMS 35 – 49 are non-routine public hearing items for possible action.

These items will be considered separately.

The Board of County Commissioners will take a minimum 15 minute break at approximately 11:30 a.m.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the beginning and end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

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

ROUTINE ACTION ITEMS (4 – 34):

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

4. DR-21-0618-KOELE, LP:
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.1 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located on the west side of Sandstone Drive, 1,600 feet north of Little Springs Road within Northwest County. JJ/jt/jo (For possible action)
5. DR-21-0635-3535 LV NEWCO, LLC:
DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign plan (Caesars Forum Meeting Center, LINQ Resort/Hotel, LINQ Promenade, & Harrah's Resort/Hotel); 2) increase the number of wall signs; 3) increase overall wall sign area; 4) increase the number of projecting signs; 5) increase the area of projecting signs; 6) increase the number of animated signs; and 7) increase the area of animated signs on a 9.0 acre portion of approximately 60.0 acres for the LINQ Resort/Hotel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Koval Lane, 900 feet north of Flamingo Road within Paradise. TS/lm/jo (For possible action)
6. AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:
USE PERMIT THIRD APPLICATION FOR REVIEW for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action)
7. ET-21-400165 (VS-0929-17)-PARAGON ILLUSTRIA, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Haleh Avenue and Frias Avenue and a portion of right-of-way being Haleh Avenue located between Cameron Street and Ullom Drive and a portion of Ullom Drive located between Haleh Avenue and Frias Avenue within Enterprise (description on file). JJ/bb/jo (For possible action)
8. ET-21-400167 (VS-19-0756)-PARAGON ILLUSTRIA, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/jo (For possible action)

9. ET-21-400168 (NZC-0925-17)-PARAGON ILLUSTRIA, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; and 2) finished grade. Generally located on the south side of Haleh Avenue (alignment), the east side of Ullom Drive, and 500 feet east of Decatur Boulevard within Enterprise (description on file). JJ/sd/jo (For possible action)
10. ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) increase the height of outdoor lighting affixed to buildings; 2) permit roofline without articulation on the facade; 3) increase retaining wall height; 4) increase building heights; and 5) allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) proposed office buildings with lighting; 2) alternative parking lot landscaping; and 3) finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action)
11. ET-21-400169 (UC-18-0780)-SOUTHERN HILLS MEDICAL CENTER, LLC:
USE PERMIT FIRST EXTENSION OF TIME for an emergency medical care facility.
DESIGN REVIEWS for the following: 1) proposed emergency medical care facility; and 2) finished grade on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/bb/jo (For possible action)
12. UC-21-0646-BPS HARMON, LLC:
USE PERMITS for the following: 1) to allow retail sales and service as a primary use (outside); 2) alcohol (on-premises consumption); 3) alcohol sales, beer and wine packaged; 4) craft distillery; 5) antiques; 6) arcade; 7) art gallery; 8) banquet facility; 9) club; 10) convenience store; 11) electronic equipment sales; 12) food/cart booth; 13) grocery store; 14) health club; 15) hookah lounge; 16) jewelry making; 17) jewelry sales; 18) kiosk/information; 19) live entertainment; 20) massage; 21) movie theater; 22) night club; 23) office; 24) outside dining and drinking; 25) personal services; 26) pharmacy; 27) photographic studio; 28) recording studio; 29) recreational facility; 30) restaurant; 31) retail sales; 32) shoe repair; 33) sporting goods; 34) theater; and 35) watch repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; 3) reduce landscaping; and 4) reduce height setback ratio.
DESIGN REVIEWS for the following: 1) outside retail sales and service structures/kiosks; and 2) expansion of second level retail space in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jvm/jo (For possible action)
13. VS-21-0664-SOUTH 80, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Pyle Avenue and Frias Avenue and a portion of a right-of-way being Pyle Avenue located between Ensworth Street and Las Vegas Boulevard South within Enterprise (description on file). MN/bb/jo (For possible action)

14. UC-21-0663-SOUTH 80, LLC:
USE PERMIT for a public facility (K-9 operational center).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) alternative driveway geometrics; 3) reduce driveway approach distance; and 4) full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving).
DESIGN REVIEWS for the following: 1) public facility (K-9 operational center); and 2) finished grade on a 2.0 acre portion of an 8.5 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Pyle Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/bb/jo (For possible action)
15. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
AMENDED HOLDOVER WAIVER OF CONDITIONS of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
16. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)
17. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
18. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
AMENDED HOLDOVER TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)
19. WS-21-0362-SUNSET PROPERTIES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) driveway geometrics; and 3) encroachment into airspace.
DESIGN REVIEWS for the following: 1) office/warehouse; and 2) finished grade in conjunction with a proposed office/warehouse on 1.9 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Cameron Street within Paradise. MN/nr/jo (For possible action)

20. WS-21-0553-ROOHANI, RAMAK:
WAIVER OF DEVELOPMENT STANDARDS to increase the retaining wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade in conjunction with a previously approved single family residential development on 5.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action)
21. TM-21-500177-ROOHANI RAMAK:
TENTATIVE MAP consisting of 16 single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Duneville Street and the north side of Oleta Avenue within Enterprise. JJ/jor/jo (For possible action)
22. WS-21-0620-POST LAS VEGAS OWNERS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for landscaping in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jor/jo (For possible action)
23. WS-21-0623-COUNTY OF CLARK(PK COMM SERV):
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).
DESIGN REVIEWS for the following: 1) expansion of a public facility (Public Works material storage yard); and 2) finished grade on a 14.0 acre portion of 108.9 acres in a P-F (Public Facilities) Zone. Generally located on the east side of Broadbent Boulevard, 1,675 feet north of Russell Road (alignment) within Whitney. JG/rk/jo (For possible action)
24. WS-21-0629-JLT HOLDING COMPANY, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall.
DESIGN REVIEW for finished grade on 2.1 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the north side of Jakes Place and the west side of Bonita Vista Street within Lone Mountain. MK/sd/jo (For possible action)
25. NZC-21-0492-CIMARRON WARM SPRINGS, LLC:
ZONE CHANGE to reclassify 25.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

26. VS-21-0493-CIMARRON WARM SPRINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

27. TM-21-500141-CIMARRON WARM SPRINGS, LLC:
TENTATIVE MAP consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action)
- PC Action - Approved
28. NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:
ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)
- PC Action - Approved
29. TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:
TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)
- PC Action - Approved
30. NZC-21-0571-COUNTY OF CLARK (AVIATION):
AMENDED ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) increase wall height (previously notified as building height); and 3) reduce setback.
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Decatur Boulevard and the north side of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action)
- PC Action - Approved
31. VS-21-0572-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action)
- PC Action - Approved
32. ORD-21-900642: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Umer Z Malik, Trustee of the ZMZS Family Trust for a retail center (Rainbow and Meranto) on 1.9 acres, generally located west of Rainbow Boulevard and north of Meranto Avenue within Enterprise. JJ/tk (For possible action)
33. ORD-21-900667: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Rainbow Arby Apts, LLC for a multi-family residential project (Rainbow - Arby Apartments) on 9.4 acres, generally located south of Arby Avenue and west of Redwood Street within Enterprise. MN/tk (For possible action)

34. ORD-21-900693: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc for a residential subdivision (Rainbow and Pebble) on 45.3 acres, generally located south of Pebble Road and west of Rainbow Boulevard within Enterprise. JJ/tk (For possible action)

NON-ROUTINE ACTION ITEMS (35 – 49):

These items will be considered separately.

35. AR-21-400171 (WS-0237-08)-MRC I FUNDING CORPORATION:
WAIVERS OF DEVELOPMENT STANDARDS SIXTH APPLICATION FOR REVIEW for the following: 1) permit a use not conducted within a permanent enclosed building where required; and 2) on-site paving requirements.
DESIGN REVIEW for an outdoor tent on 1.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
36. ET-21-400170 (UC-1223-07)-MRC I FUNDING CORPORATION:
USE PERMITS SIXTH EXTENSION OF TIME for the following: 1) a High Impact Project; 2) an expansion of the Gaming Enterprise District; 3) a resort hotel consisting of 3,250 hotel rooms; 4) 250 resort condominiums; 5) public areas including all casino areas, showrooms, live entertainment, shopping center, indoor and outdoor dining, offices, meeting/convention, back-of-house areas, and parking structures; 6) increase the height of the high-rise towers and structures; 7) associated accessory and incidental commercial uses, buildings, and structures; and 8) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking; 2) reduce the height setback ratios; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a resort hotel/casino with high-rise towers including kitchens in rooms; and 2) all other accessory and incidental buildings and structures on 15.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the west side of Paradise Road within Winchester. TS/nr/jo (For possible action)
37. ET-21-400149 (WS-0415-10)-DIS & DAT, INC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)
38. ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)
39. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)

40. UC-21-0630-CHANCELLOR MANOR, LC:
USE PERMITS for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/bb/ja (For possible action)
41. UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:
USE PERMIT for a minor training facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance from the intersection.
DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action)
42. UC-21-0645-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:
USE PERMITS for the following: 1) permit inherently dangerous exotic animals; and 2) recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a use (recreational facility and exotic animals) not within a permanently enclosed building; 2) permit alternative architectural materials; 3) alternative landscaping; and 4) alternative standards for proposed temporary signs.
DESIGN REVIEW for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary on a portion of 11.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Paradise Road and the south side of Sahara Avenue within Winchester. TS/md/jo (For possible action)
43. VS-21-0637-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Laredo Street and Eldora Avenue and between Montessori Street and Belcastro Street within Spring Valley (description on file). JJ/nr/jo (For possible action)
44. WS-21-0638-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced lot size.
DESIGN REVIEWS for the following: 1) finished grade; 2) hammerhead street design; and 3) single family residential development on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action)
45. TM-21-500178-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS:
TENTATIVE MAP consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action)

46. WS-21-0615-LV MAULE, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow freestanding signs in a Residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action)
47. ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:
HOLDOVER AMENDED ZONE CHANGE to reclassify 2.9 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS (previously not notified) for the following: 1) lot size; 2) setbacks; 3) allow an attached sidewalk; 4) gate and fence height; 5) front yard hardscape; 6) reduce parking; 7) alternative driveway geometrics; 8) curb radius; 9) alternative private street sections; 10) reduce street intersection off-set; 11) increase the number of dwelling units that access residential private streets; and 12) allow streets without a County approved turnaround.
DESIGN REVIEWS for the following: 1) a single family residential development (previously notified as a multiple family residential development); and 2) finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/ja (For possible action)
48. ZC-21-0633-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-U (Rural Open Land) to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) alternative landscaping; 2) a distribution center; and 3) finished grade. Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) (description on file). JJ/jor/jo (For possible action)

ORDINANCE – INTRODUCTION

49. ORD-21-900732: Introduce an ordinance to consider adoption of a Development Agreement with Durango Plaza Holdings Revocable Living Trust for a commercial center (Durango and Pebble) on 2.5 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/tk (For possible action)

PUBLIC COMMENTS

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