



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, APRIL 6, 2022**

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 – 24 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 25 – 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 – 24):

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-22-0011-MATTER DURANGO, LLC:
HOLDOVER DESIGN REVIEW for finished grade on 32.3 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jo (For possible action)
5. DR-22-0048-ALVAREZ-RUIZ, SAUL & SANCHEZ-REYES, TANIA:
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential lot on 2.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Horse Drive, 300 feet west of Torrey Pines Drive within Lone Mountain. MK/rk/jo (For possible action)
6. DR-22-0061-CAESARS CONVENTION CENTER OWNER, 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; and 3) increase overall wall sign area on a 31.0 acre portion of approximately 63.0 acres 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/jor/syp (For possible action)
7. AR-22-400013 (UC-17-1014)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:
USE PERMIT SECOND APPLICATION FOR REVIEW to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/syp (For possible action)

8. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)
9. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)
10. ET-22-400001 (VS-0813-17)-CEO DEVELOPMENT, LLC:
HOLDOVER VACATE AND ABANDON SECOND EXTENSION OF TIME of easements of interest to Clark County located between Silverado Ranch Boulevard and Great Duke Avenue (alignment), and between Walmer Castle Lane (alignment) and Gilespie Street and portions of a right-of-way being Walmer Castle Lane located between Silverado Ranch Boulevard and Great Duke Avenue (alignment) within Enterprise (description on file). MN/jvm/jo (For possible action)
11. ET-22-400021 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative landscaping.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/sd/syp (For possible action)
12. UC-22-0066-SG ISLAND PLAZA, LLC ET AL & NAKASH SHOWCASE II, LLC:
USE PERMITS for the following: 1) brew pub; 2) craft distillery; 3) live entertainment; and 4) outside dining/drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increase building height; 3) reduce parking; and 4) reduce the height setback ratio adjacent to an arterial street.
DESIGN REVIEW for a brew pub and craft distillery in conjunction with an existing shopping center (Showcase Mall) on 6.1 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Park Avenue within Paradise. JG/jor/syp (For possible action)

13. UC-22-0077-2895 UNIVERSAL, LLC:
USE PERMIT for a hookah lounge within an existing supper club in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/bb/syp (For possible action)
14. ZC-22-0049-RMB REAL ESTATE, LLC:
ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone and an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action)
15. VS-22-0050-RMB REAL ESTATE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Lindell Road (alignment) and Jones Boulevard within Enterprise (description on file). JJ/jt/jo (For possible action)
16. TM-22-500022-RMB REAL ESTATE, LLC:
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Serene Avenue, 650 feet west of Lindell Road (alignment) within Enterprise. JJ/jt/jo (For possible action)
17. ZC-22-0052-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yard setbacks; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise (description on file). JJ/jt/jo (For possible action)
18. VS-22-0053-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Tee Pee Lane and Fort Apache Road, and between Big Park Avenue (alignment) and Gary Avenue within Enterprise (description on file). JJ/jt/jo (For possible action)
19. TM-22-500023-RUIZ FAMILY TRUST 2005 & RUIZ, JUAN A. & ROSALINDA P. TRS:
TENTATIVE MAP consisting of 39 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Tee Pee Lane (alignment) and the south side of Big Park Avenue (alignment) within Enterprise. JJ/jt/jo (For possible action)
20. NZC-22-0005-SHARET HOLDINGS II, LLC:
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced street landscaping.
DESIGN REVIEW for a proposed multiple family residential development. Generally located on the east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/rk/jo (For possible action)

21. NZC-22-0015-7405 SS, LLC ET AL & DCL REVOCABLE LIVING TRUST:
ZONE CHANGE to reclassify 3.9 acres from a C-P (Office & Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located 150 feet north of Twain Avenue, 230 feet east of Eastern Avenue within Paradise (description on file). TS/rk/jo (For possible action)

PC Action - Approved

22. TM-22-500009-SIGNATURE LAND HOLDINGS, LLC:
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.9 acres in an R-2 (Medium Density Residential) Zone. Generally located 150 feet north of Twain Avenue and 230 feet east of Eastern Avenue within Paradise. TS/rk/jo (For possible action)

PC Action - Approved

23. CP-22-900073 HOLDOVER: Authorize the Chair to sign a resolution amending the Clark County Trail Map - Las Vegas Valley of the Clark County Master Plan and direct staff accordingly. (For possible action)
24. ORD-22-900098: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with D.R. Horton for a planned unit development (Castle Rock at Jones Eldorado) on 2.4 acres, generally located north of Eldorado Lane and east of Jones Boulevard within Enterprise. MN/tk (For possible action)

NON-ROUTINE ACTION ITEMS (25 – 49):

These items will be considered separately.

25. ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

26. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increased building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)
27. ET-22-400020 (UC-18-0454)-ABC PARADISE, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a proposed multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced front setback; 2) increase height; and 3) reduced height/setback ratio adjacent to single family residential use.
DESIGN REVIEW for a multiple family residential development on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Giles Street and the south side of Mesa Verde Lane within Enterprise. MN/bb/syp (For possible action)
28. UC-22-0059-SIROONIAN, CHARLES, & MARQUARDT LAND CO, LLC, ET AL:
USE PERMITS for the following: 1) salvage yard; and 2) recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; 4) eliminate required parking; and 5) alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor land use planning area. MK/jor/jo (For possible action)
29. UC-22-0081-GREENGALE PROPERTIES, LLC:
USE PERMITS for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) campground; 7) food processing; 8) retail sales and services; 9) guest ranch; 10) retreat; 11) major training facility; and 12) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed guest ranch within Community District 3; 2) reduce the acreage for a proposed guest ranch; 3) allow a proposed retreat within Community District 3; 4) reduce the separation of proposed live entertainment from a residential use; 5) alternative landscaping along all property lines; 6) allow existing landscaping adjacent to Elkhorn Road; 7) allow alternative landscaping adjacent to a less intense use; 8) eliminate landscape finger islands; 9) waive on-site loading requirements; 10) reduced parking; 11) allow alternative paving; and 12) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an R-A (Residential Agricultural) (RNP-I) Zone. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/jor/jo (For possible action)

30. WC-21-400180 (WS-0674-14)-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER WAIVER OF CONDITIONS of a waiver of development standards requiring per revised plans dated 09/17/14 in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
31. UC-21-0655-HARSCH INVESTMENT PROPERTIES, LLC:
HOLDOVER USE PERMIT to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/jt/jo (For possible action)
32. DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:
HOLDOVER DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)
33. WC-22-400018 (NZA-0045-17)-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF CONDITIONS of a zone change requiring full off-site improvements in conjunction with a previously approved zone change to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a residential planned unit development (PUD). Generally located on the northwest corner of Richmar Avenue and Lindell Road within Enterprise. JJ/md/jo (For possible action)
34. VS-22-0071-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise (description on file). JJ/md/jo (For possible action)
35. WS-22-0070-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) off-site improvements.
DESIGN REVIEWS for the following: 1) single family residential development; 2) modifications to a previously approved planned unit development (single family detached); 3) hammerhead street design; and 4) finished grade on 10.0 acres in an R-E (Rural Estates Residential) Zone (RNP-I) and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action)
36. TM-22-500027-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 18 single family residential lots and common lots on 10.0 acres in an R-E (Rural Estates Residential) Zone (RNP-I) and an R-D (Suburban Estates Residential) Zone. Generally located between Westwind Road and Mohawk Street, and between Richmar Avenue and Meranto Avenue within Enterprise. JJ/md/jo (For possible action)

37. WS-21-0724-CENTURY COMMUNITIES NEVADA, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) reduce net lot area for residential lots; and 3) increase wall height.
DESIGN REVIEWS for the following: 1) building orientation of single family residences; and 2) finished grade in conjunction with a single family residential subdivision on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Hammer Lane and the east side of Dapple Gray Road within Lone Mountain. RM/rk/jo (For possible action)
38. WS-22-0076-HUERTA, JORGE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action)
39. NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER AMENDED ZONE CHANGE to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone (previously notified as R-1 (Single Family Residential) Zone).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to increase wall height; 2) reduce setbacks (previously not notified); and 3) full off-site improvements (streetlights) (previously not notified).
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) finished grade; and 3) hammerhead street design (previously not notified). Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

40. VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

41. TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER AMENDED TENTATIVE MAP consisting of 13 (previously 15) single family residential lots and common lots on 4.9 acres in an R-D (Suburban Estates Residential) Zone (previously to an R-1 (Single Family Residential) Zone). Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

PC Action - Approved

42. NZC-22-0001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Denied

43. VS-22-0002-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue (alignment), and between Rosanna Street and Belcastro Street and portion of a right-of-way being Montessouri Street located between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Denied

44. TM-22-500001-MALIK Z LIVING TRUST & MALIK UMER ZAHID TRS:
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/rk/jo (For possible action)

PC Action - Denied

45. NZC-22-0045-RAINBOW EXPRESS, LLC:
ZONE CHANGE to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) vehicle rental; and 2) vehicle sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) driveway approach; 3) driveway departure; and 4) access to a local residential street.
DESIGN REVIEW for a vehicle rental and sales facility. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

PC Action - Approved

Waiver of Development Standards #2 was Withdrawn without prejudice

46. VS-22-0055-RAINBOW EXPRESS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Landberg Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action)

PC Action - Approved

AGENDA ITEMS

47. AG-22-900178 HOLDOVER: Discuss amending Title 30 to clarify the standards for acceptance for administrative review applications and public hearing requirements for cannabis establishments. (For possible action)

48. AG-22-900179: Approve the Settlement Agreement in the case PY Properties et al. v. Clark County Case No. A-18-786620-J, authorize the Chair to sign the Agreement; and consider other matters properly related thereto. (For possible action)

ORDINANCE – INTRODUCTION

49. ORD-22-900192: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 2, 2022, February 16, 2022, and March 2, 2022 and in Assessor’s Books 161, 163,176, 177 and 191. (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.