



**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, AUGUST 18, 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 – 54 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 55 – 81 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 – 54):

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-21-0343-JONES MAULE AVE, LLC:
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action)
5. DR-21-0349-KATSAM, LLC:
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action)
6. DR-21-0350-COUNSELORS:
DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action)
7. DR-21-0353-MAULE GRAND CANYON, LLC:
DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action)
8. AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.
DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action)
9. AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:
USE PERMITS FIFTH APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action)

10. AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN REVOCABLE TRUST:
USE PERMIT FOURTH APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action)
11. ET-21-400096 (NZN-18-0283)-RICHMOND LIMITED PARTNERSHIP:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone.
DESIGN REVIEW for a shopping center. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action)
12. ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) shopping center; and 2) lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action)
13. ET-21-400104 (UC-19-0403)-USA:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a project of regional significance; 2) a 690 megawatt alternating current electric generating station (solar photovoltaic facility) and all ancillary structures; 3) increase the height of utility structures; 4) up to three 230kV substations; 5) up to three 230kV to 500kV transmission line corridors; 6) waive landscaping and buffering; 7) waive trash enclosure; 8) waive on-site paving requirements; and 9) allow signage in conjunction with the proposed electric generating station.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) with all ancillary structures and uses; 2) public utility structures; 3) up to three 230kV substations; and 4) office and maintenance buildings and all ancillary structures and facilities on 9,411 acres in an R-U (Rural Open Land) Zone and an O-S (Open Space) Zone. Generally located on the north and south sides of I-15 and the east and west sides of Valley of Fire BLM Road within the Northeast County Planning Area. MK/jgh/jo (For possible action)
14. ET-21-400105 (UC-19-0241)-TEN15 SUNSET GRIER, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) restaurants (food court).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increased building height; 3) reduced parking; and 4) reduced throat depth.
DESIGN REVIEW for a proposed office building with a parking garage on 3.1 acres in an M-D (Design Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/lm/jo (For possible action)

15. ET-21-400108 (UC-0144-11)-DIAMOND SOLO, LLC:
USE PERMITS FIFTH EXTENSION OF TIME for the following: 1) a high impact project; 2) a gravel pit; 3) a permanent batch plant; and 4) rock crushing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (excluding paving); and 2) exceeding the maximum site disturbance in conjunction with Hillside development.
DESIGN REVIEWS for the following: 1) a gravel pit; 2) a permanent batch plant; 3) rock crushing; and 4) development within the Hillside & Foothills Transition Boundary Area on 1,416.0 acres in an M-2 (Industrial) (AE-65) Zone. Generally located 4,150 feet north of the intersection of I-15 and Las Vegas Boulevard North within Apex. MK/bb/jo (For possible action)
16. UC-21-0284-HRHH PROPCO, LLC:
USE PERMITS for the following: 1) live entertainment; 2) reduce separation from outdoor live entertainment to a residential use; and 3) allow primary access to the live entertainment areas not through the interior of a resort hotel.
DESIGN REVIEWS for the following: 1) outdoor event areas; and 2) remodel of resort hotel areas (Virgin Hotel) on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise. JG/jt/jo (For possible action)
17. UC-21-0327-PONDEROSA VIEW, LLC:
USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.0 acre site in an M-1 (Light Manufacturing) (AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Ponderosa Way, 370 feet west of Valley View Boulevard within Paradise. MN/rk/jo (For possible action)
18. UC-21-0382-CITYCENTER HARMON HOTEL HOLDINGS:
USE PERMITS for a shopping center including the following: 1) alcohol, on-premises consumption; 2) alcohol sales beer and wine - packaged only; 3) alcohol sales, liquor - packaged only; 4) antiques; 5) arcade; 6) art gallery; 7) billiard hall; 8) club; 9) convenience store; 10) electronic equipment sales; 11) food cart/booth; 12) grocery store; 13) jewelry making - excluding smelting of metal; 14) jewelry repair; 15) kiosk/informational (outdoor); 16) live entertainment; 17) movie theater; 18) offices; 19) outside dining, drinking and cooking; 20) pharmacy; 21) photographic studio; 22) recording studio; 23) restaurant; 24) retail sales and service; 25) shoe repair; 26) sporting goods; 27) watch/small clock repair; 28) banquet facilities; and 29) all deviations as shown per plans on file.
DEVIATIONS for the following: 1) alternative landscaping and screening requirements; 2) permit uses outdoors where required to be in an enclosed building; 3) allow primary access for a shopping center and accessory retail structures for the exterior of a resort hotel; 4) increase building height; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce setbacks; and 2) reduce parking.
DESIGN REVIEW for a shopping center in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jo (For possible action)
19. VS-21-0334-LALEKA, INAM & KHALID, SAIMA:
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

20. WS-21-0333-LALEKA, INAM & KHALID, SAIMA:
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action)
21. VS-21-0342-STORYBOOK-TROPICANA, LLC:
VACATE AND ABANDON a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Los Pinos Street within Whitney (description on file). JG/al/jd (For possible action)
22. WS-21-0341-STORYBOOK-TROPICANA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yard setbacks; and 2) alternative street section.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) a hammerhead design turnaround at the end of a street; and 3) finished grade for a single family residential development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)
23. TM-21-500105-STORYBOOK-TROPICANA, LLC:
TENTATIVE MAP consisting of 22 single family residential lots and common lots on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)
24. VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action)
25. DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
DESIGN REVIEW for finished grade for a proposed convenience store on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action)
26. TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:
TENTATIVE MAP consisting of 1 commercial lot on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action)
27. WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

28. WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) install landscaping per plan by June 1, 2020; 2) reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and 3) Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action)
29. WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:
WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)
30. WS-21-0378-BOTTLING GROUP, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.
DESIGN REVIEWS for the following: 1) distribution center/beverage plant expansion; and 2) finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)
31. WS-21-0312-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/lm/jo (For possible action)
32. WS-21-0315-TP ESTATES IRR BUSINESS TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)
33. TM-21-500099-TP ESTATES IRR BUSINESS TRUST:
TENTATIVE MAP consisting of 8 lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)
34. WS-21-0326-DFILV II, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for signage with an approved retail center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/lm/jo (For possible action)

35. WS-21-0335-SAHARA PALM PLAZA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase animated sign area.
DESIGN REVIEW for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/jgh/jo (For possible action)
36. WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)
37. TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:
TENTATIVE MAP consisting of 12 single family residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)
38. WS-21-0348-PAVILOS FAMILY TRUST ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased retaining wall height; and 2) reduced street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)
39. TM-21-500109-PAVILOS FAMILY TRUST ET AL:
TENTATIVE MAP consisting of 20 single family residential lots on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)
40. WS-21-0362-SUNSET PROPERTIES, LLC:
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)
41. WS-21-0380-LNY INVESTMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate the required loading space.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jo (For possible action)

42. ZC-21-0311-DRAKETAILE HOLDINGS II, LLC:
ZONE CHANGE to reclassify a 5.3 acre portion of a 10.2 acre site from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an H-2 (General Highway) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for a commercial center. Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file). JG/sd/jd (For possible action)
43. ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)
44. VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)
45. TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:
TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)
46. ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for a planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) alternative private street sections; 4) reduce back of curb radius; 5) reduce driveway side setbacks; and 6) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family attached (townhouse) residential subdivision; and 2) finished grade. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/jt/jd (For possible action)
47. VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)
48. TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:
TENTATIVE MAP consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action)

49. ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: ZONE CHANGE to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.
DESIGN REVIEWS for the following: 1) an existing school and park (William E. Orr Middle School/Orr Park); and 2) a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)
50. ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:
ZONE CHANGE to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade in the CMA Design Overlay District. Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action)
51. VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action)
52. ZC-21-0381-USA:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) public facility (fire station); 2) lighting; 3) signage; and 4) finished grade. Generally located on the south side of Raven Avenue, 260 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action)
53. ORD-21-900293: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MEQ – B&D, LLC for a shopping center (Blue Diamond and Durango North Commercial) on 3.8 acres, generally located east of Durango Drive and north of Blue Diamond Road within Enterprise. JJ/ab (For possible action)
54. ORD-21-900372: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc. for a residential subdivision (Silverleaf 2 @ Starr and Placid) on 4.6 acres, generally located south of Starr Avenue and west of Placid Street within Enterprise. MN/ab (For possible action)

NON-ROUTINE ACTION ITEMS (55 – 81):

These items will be considered separately.

55. AG-21-900376: Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan, and direct staff accordingly. (For possible action)

56. UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:
HOLDOVER USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.
DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)
57. UC-21-0332-ERBR, LLC:
USE PERMITS for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/md/jo (For possible action)
58. WC-21-400099 (UC-0729-06)-R & G HOLDINGS, LLC:
WAIVER OF CONDITIONS of a use permit requiring massage business hours limited to 8:00 a.m. to 9:00 p.m. on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/bb/jo (For possible action)
59. WC-21-400100 (NZC-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:
WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/jt/jo (For possible action)
60. ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.
DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)
61. ZC-21-0371-CFT LANDS, LLC:
ZONE CHANGE to reclassify 21.0 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) increase retaining wall height; 2) off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving); and 3) street configuration.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

62. VS-21-0372-CFT LANDS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action)
63. TM-21-500115-CFT LANDS, LLC:
TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action)
64. NZC-21-0222-JCLH, LLC:
ZONE CHANGE to reclassify 20.0 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) increase wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Denied

65. VS-21-0223-JCLH, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Denied

66. TM-21-500055-JCLH, LLC:
TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

PC Action - Denied

67. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distances from the intersection; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.
DESIGN REVIEWS for the following: 1) proposed retail center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

68. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action)

PC Action - Approved

69. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
TENTATIVE MAP for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action)

PC Action - Approved

70. NZC-21-0285-RAINBOW NORTH SPE OWNER, LLC:
ZONE CHANGE to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (high density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rk/jd (For possible action)

PC Action - Approved

71. NZC-21-0291-RAINBOW ARBY APTS, LLC:
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)

PC Action - Approved

72. VS-21-0292-RAINBOW ARBY APTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Redwood Street located between Arby Avenue and Warm Springs Road; and a portion of a right-of-way being Arby Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)

PC Action - Approved

73. NZC-21-0295-OMNI FAMILY LP:
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce private street width; 3) allow modified A-curb and ribbon curb with an inverted crown; 4) reduce street intersection off-set; and 5) allow modified private residential driveway design.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

74. VS-21-0296-OMNI FAMILY LP:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action)

PC Action - Approved

75. TM-21-500093-OMNI FAMILY LP:
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action)

PC Action - Approved

76. NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street intersection off-set; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; and 6) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; 2) signage; and 3) finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

PC Action - Approved

77. VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

PC Action - Approved

78. TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:
TENTATIVE MAP consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

PC Action - Approved

APPEAL

79. ET-21-400019 (WS-19-0808)-GREAT BUNS:
HOLDOVER APPEAL WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

80. ORD-21-900411: 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 May 5, 2021, June 16, 2021, and July 7, 2021 and in Assessor's Books 163 and 176. (For possible action)
81. ORD-21-900413: Introduce an ordinance to consider adoption of a Development Agreement with KIW LAS VEGAS NEAL VENTURE, LLC for a multiple family residential development (Las Vegas Boulevard and Neal) on 13.1 acres, generally located west of Las Vegas Boulevard and south of Neal Avenue within Enterprise. MN/ab (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.