



**ANNOTATED ZONING AND SUBDIVISION AGENDA  
AND RELATED ITEMS  
BOARD OF COUNTY COMMISSIONERS  
COMMISSION CHAMBERS  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
9:00 AM, WEDNESDAY, JULY 7, 2021**

**THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED:**

ONLINE AT [HTTPS://CLARKCOUNTYNV.GOV](https://clarkcountynv.gov) AND NEVADA PUBLIC NOTICE AT [HTTPS://NOTICE.NV.GOV/](https://notice.nv.gov/), AND AT THE CLARK COUNTY GOVERNMENT CENTER, 500 S. GRAND CENTRAL PARKWAY; WINCHESTER COMMUNITY CENTER, 3130 MCLEOD DRIVE; PARADISE COMMUNITY CENTER, 4775 MCLEOD DRIVE; WEST FLAMINGO SENIOR CENTER, 6255 W. FLAMINGO ROAD; REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA, 600 S. GRAND CENTRAL PARKWAY; LAS VEGAS, NV

The Clark County Commission Chambers are accessible to the handicapped. 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 89155, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

**MEETING PROTOCOL:**

**ITEMS 4 – 39 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 40 – 57 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. Comments will be limited to 3 minutes. 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 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](mailto: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 – 39):**

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-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:  
DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action)
5. DR-21-0241-BDA NORTH, LLC:  
DESIGN REVIEWS for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action)
6. DR-21-0249-IN-N-OUT-BURGER:  
DESIGN REVIEWS for the following: 1) finished grade; and 2) an office/warehouse development on 1.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Montessouri Street within Spring Valley. MN/bb/jd (For possible action)
7. AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:  
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.  
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)
8. AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.  
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

9. AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.  
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)
10. ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.  
WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height.  
DESIGN REVIEW for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)
11. ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:  
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.  
DEVIATIONS for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.  
DESIGN REVIEWS for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
12. ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:  
USE PERMIT THIRD EXTENSION OF TIME for office buildings (modular buildings).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure.  
DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
13. ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:  
USE PERMIT THIRD EXTENSION OF TIME for deviations to development standards.  
DEVIATIONS for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

14. ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:  
USE PERMIT THIRD EXTENSION OF TIME to increase the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
15. ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:  
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) increased building height; and 2) deviations from development standards.  
DEVIATIONS for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.  
DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
16. ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:  
DESIGN REVIEW THIRD EXTENSION OF TIME for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
17. ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:  
USE PERMIT THIRD EXTENSION OF TIME for deviations to development standards.  
DEVIATIONS for the following: 1) permit a roof sign; 2) reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and 6) all other deviations per plans on file.  
WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.  
DESIGN REVIEWS for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
18. ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:  
DESIGN REVIEW THIRD EXTENSION OF TIME to redesign a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone.  
WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)
19. ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:  
DESIGN REVIEW FIRST EXTENSION OF TIME for changes and modifications to an approved resort hotel (The Drew Las Vegas) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

20. UC-21-0238-MOAPA TOWN CENTER, LLC:  
USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business. DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone. Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)
21. VS-21-0200-HAMILTON, BERNARD JR.:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment) and between Tomsik Street and Gagnier Boulevard (alignment) and a portion of a right-of-way being Tomsik Street located between Camero Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). JJ/jvm/jd (For possible action)
22. WS-21-0201-HAMILTON, BERNARD JR.:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall height. DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)
23. TM-21-500049-HAMILTON, BERNARD JR.:  
HOLDOVER TENTATIVE MAP consisting of 9 lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)
24. VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/md/jd (For possible action)
25. WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving). DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)
26. TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC:  
TENTATIVE MAP consisting of 8 residential lots on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)
27. VS-21-0245-DRY CREEK PLAZA, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Patrick Lane, and between Jones Boulevard and Duneville Street and a portion of a right-of-way being Jones Boulevard located between Post Road and Patrick Lane within Spring Valley (description on file). MN/bb/jd (For possible action)

28. UC-21-0226-DRY CREEK PLAZA, LLC:  
USE PERMIT for a congregate care facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced minimum lot size for a congregate care facility; 2) allow a congregate care facility to have a non-residential appearance; and 3) landscaping.  
DESIGN REVIEWS for the following: 1) a congregate care facility; and 2) finished grade on 1.8 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District.  
Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley.  
MN/al/jd (For possible action)
29. VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:  
VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file).  
TS/jvm/jd (For possible action)
30. WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow lots to front a collector street (McLeod Drive); 2) allow an attached sidewalk; and 3) increased wall height.  
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)
31. TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:  
TENTATIVE MAP consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)
32. WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.  
DESIGN REVIEW for modification 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/jor/jo (For possible action)
33. WS-21-0250-SD PARCELS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs (signage mounted above entry canopies).  
DESIGN REVIEW for canopy signage in conjunction with a partially developed office/warehouse complex on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley. MN/rk/jo (For possible action)
34. WS-21-0251-VIKING ROAD, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.  
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)
35. TM-21-500066-VIKING ROAD, LLC:  
TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)

36. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:  
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action)

PC Action - Approved

37. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:  
ZONE CHANGE to reclassify 15.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping; 3) increase retaining wall height; 4) reduce parking; and 5) reduce driveway throat depth.  
DESIGN REVIEWS for the following: 1) alternative landscaping; 2) an industrial complex; and 3) finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

PC Action - Approved

38. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:  
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

PC Action - Approved

39. TM-21-500047-PETERSON S & A 1997 TRUST ET AL:  
TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action)

PC Action - Approved

#### **NON-ROUTINE ACTION ITEMS (40 – 57):**

These items will be considered separately.

40. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:  
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative landscaping and buffering; 3) alternative parking lot design and layout; 4) waive applicable design standards; 5) allow modified driveway design standards; and 6) permit existing non-standard improvements to remain within a right-of-way.  
DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

41. PA-21-700001-LH VENTURES, LLC:  
PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

PC Action - Approved

42. NZC-21-0137-LH VENTURES, LLC:  
ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

PC Action - Approved

43. VS-21-0138-LH VENTURES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

PC Action - Approved

44. TM-21-500034-LH VENTURES, LLC:  
TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)

PC Action - Approved

45. VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/jvm/jd (For possible action)

46. WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce the throat depth to a call box.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)

47. VS-21-0236-SFM2G, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action)
48. WS-21-0235-SFM2G, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) allow a modified driveway design.  
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action)
49. WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot sizes; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified gate geometrics.  
DESIGN REVIEWS for the following: 1) finished grade; and 2) a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action)
50. NZC-21-0166-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.  
USE PERMITS for the following: 1) reduce the separation from a convenience store to a residential (multiple family) use; 2) reduce the setback from a gasoline station (fuel canopy) to a residential (multiple family) use; and 3) reduce the setback from a vehicle wash (automobile) to a residential (multiple family) use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail buildings; 3) tavern; 4) convenience store; 5) vehicle wash; 6) gasoline station; 7) vehicle maintenance (smog check); 8) alternative parking lot landscaping; and 9) finished grade in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley (description on file). MN/md/jd (For possible action)

PC Action - Approved

51. NZC-21-0179-RAWHIDE HOLDINGS, LLC:  
ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.  
DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action)

PC Action - Approved

52. VS-21-0180-RAWHIDE HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action)

PC Action - Approved

53. TM-21-500043-RAWHIDE HOLDINGS, LLC:  
TENTATIVE MAP for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action)

PC Action - Approved

### **AGENDA ITEM**

54. CP-21-900216: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 1.3), and direct staff accordingly. (For possible action)

### **ORDINANCES – INTRODUCTION**

55. ORD-21-900302: Introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond Industrial Venture, LLC for a warehouse (Becknell Blue Diamond) on 13.75 acres, generally located west of Lindell Road between Blue Diamond Road and Ford Avenue within Enterprise. JJ/ab (For possible action)
56. ORD-21-900335: Introduce an ordinance to consider adoption of a Development Agreement with PN II Inc, Gameday LLC, and Mountain West Associates LLC for the Highlands Ranch residential subdivisions on 268.3 acres generally located south of Pyle Avenue, north of Cactus Avenue, east of Jones Boulevard, and west of Decatur Boulevard within Enterprise. JJ/sr (For possible action)
57. ORD-21-900341: Introduce an ordinance to consider adoption of a Development Agreement with Roohani Ramak for a residential subdivision (Duneville and Oleta) on 4.1 acres, generally located east and west of Duneville Street and north of Oleta 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.