



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY COMMISSION CHAMBERS
GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, FEBRUARY 3, 2021**

**THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING
LOCATIONS:**

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; 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 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 – 26 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any persons representing an application who does not agree with the conditions recommended 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. All remaining items are subject to the conditions listed on each agenda item for the application type.

ITEMS 27 – 53 are non-routine public hearing items for possible action.

These items will be considered separately. Any person representing an application should approach the podium as your item is announced.

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

If you wish to speak on an item virtually through Zoom, go to <https://clarkcountynv.gov/zoningcommissionmeeting> and enter the Meeting ID: 945 3182 1918 and Passcode: 544961. To access by phone call 1-408-638-0968 once connected enter the Meeting ID and Passcode. Please identify which item you wish to speak on.

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. 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 - Comments by the General Public. 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.
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 – 26):

These items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended 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. All remaining items are subject to the conditions listed on each agenda item for the application type.

4. DR-20-0573-GREYSTONE NEVADA, LLC:
DESIGN REVIEW for a final grading plan for a hillside development (slopes greater than 12%) in conjunction with a previously approved single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) with Enterprise. JJ/md/jd (For possible action)
5. AR-20-400159 (UC-20-0087)-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:
USE PERMIT FIRST APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)
6. AR-20-400161 (UC-18-0793)-PHW LV, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) permit an accessory use (retail booth) to not have primary access through a resort hotel; and 2) deviations per plans on file.
DEVIATIONS for the following: 1) permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and 2) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) a retail booth (gelato stand); and 2) modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/jd (For possible action)

7. ET-20-400154 (NZC-0052-17)-BELTWAY DEWEY, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jgh/jd (For possible action)
8. ET-20-400156 (VS-18-0094)-DBAC, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Maule Avenue and CC 215, and between Hinson Street and Arville Street and a portion of right-of-way being Pamalyn Avenue between Hinson Street and Arville Street within Enterprise (description on file). MN/jgh/jd (For possible action)
9. ET-20-400158 (VS-18-0589)-DBAC, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Maule Avenue and CC 215, and between Schirlls Street (alignment) and Schuster Street (alignment) within Enterprise (description on file). MN/jgh/jd (For possible action)
10. ET-20-400150 (WS-18-0108)-DBAC, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) waive landscaping along a collector street (Maule Avenue); 2) increase wall height; 3) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 4) reduce street intersection off-sets; and 5) allow non-standard street sections in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. MN/jgh/jd (For possible action)
11. ET-20-400162 (WS-18-0812)-SHERREL KIRK, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a grocery store and a gasoline station on a portion of 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lewis Ranch Road and the south side of I-15 within Moapa. MK/jor/jd (For possible action)
12. UC-20-0525-WALTERS GROUP:
USE PERMITS for the following: 1) retail sales (coffee stand) that does not primarily service customers/employees of a business park; 2) allow exterior advertising for a retail business; and 3) increase floor area for a retail business.
DESIGN REVIEW for a retail building (coffee stand) with drive-thru service on 0.5 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 560 feet west of Cimarron Road within Spring Valley. MN/al/jd (For possible action)

13. UC-20-0572-FTH NEVADA INC:
USE PERMIT for a proposed marijuana establishment (dispensary) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)
14. UC-20-0586-FTH NEVADA INC:
USE PERMIT for a proposed marijuana establishment (retail marijuana store) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)
15. VS-20-0552-MOUNTAIN WEST ASSOCIATES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/al/jd (For possible action)
16. DR-20-0553-MOUNTAIN WEST ASSOCIATES, LLC:
DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/jd (For possible action)
17. VS-20-0562-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Mountains Edge Parkway (alignment) and Fort Apache Road and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/sd/jd (For possible action)
18. WS-20-0563-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: 1) increased finished grade; and 2) a single family residential subdivision on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)
19. TM-20-500197-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
TENTATIVE MAP consisting of 18 residential lots and 2 common lots on 2.5 acres in R-2 (Medium Density) zone. Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)
20. WC-20-400160 (ZC-20-0257)-SIF BRASS SW PREMIER INDUSTRIAL CENTER, LLC:
WAIVER OF CONDITIONS of a zone change requiring to provide cross-access to the undeveloped property to the north in conjunction with a proposed office/warehouse complex development on 9.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley. MN/nr/jd (For possible action)

21. WC-20-400163 (ZC-1480-02)-TERRA AERO, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) site amenities such as benches, ornamental trash receptacles, and light fixtures; and 2) right-of-way dedication to include 50 feet for Jones Boulevard with 50 foot to 55 foot transition on 7.4 acres in a C-2 (General Commercial) 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/rk/jd (For possible action)
22. ZC-20-0578-TERRA AERO, LLC:
ZONE CHANGE to reclassify 7.4 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) increased finished grade in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise (description on file). MN/rk/jd (For possible action)
23. WS-20-0540-CFT LANDS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a minor subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the south side of Robindale Road within Enterprise. MN/jt/ja (For possible action)
24. WS-20-0554-LAS VEGAS PINBALL COLLECTORS CLUB:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased freestanding sign area; 2) increased wall sign area; and 3) increased average letter height for a wall sign.
DESIGN REVIEW for signage in conjunction with a museum (pinball) on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/sd/jd (For possible action)
25. ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:
ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) increased finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)
26. ORD-20-900340: Conduct a public hearing of an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. JJ/ab (For possible action)

NON-ROUTINE ACTION ITEMS (27 – 53):

These items will be considered separately. Anyone wishing to speak for or against an item should move to the first couple of rows and be prepared to speak when directed by the Board of County Commissioners.

27. ET-20-400155 (NZC-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC:
ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 15.8 acres from R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveways; 2) trash enclosures.
DESIGN REVIEW for an apartment complex. Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file).
RM/jgh/jd (For possible action)

28. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

PC Action - Forward from 2/2/21 meeting

29. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
USE PERMIT for a monorail (people mover system).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

PC Action - Forward from 2/2/21 meeting

30. VS-20-0542-DURANGO HEALTH CENTER INC:
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)

31. UC-20-0541-DURANGO HEALTH CENTER INC:
USE PERMIT to allow offices as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a proposed medical office building on 9.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Post Road within Spring Valley. MN/rk/jd (For possible action)
32. VS-20-0559-BUILDINGNV, LLC:
VACATE AND ABANDON a portion of a right-of-way being Lutts Street located between Guy Avenue and Brent Lane and a portion of right-of-way being Guy Avenue between Lutts Street and Jones Boulevard within Lone Mountain (description on file). MK/jvm/jd (For possible action)
33. WS-20-0558-BUILDINGNV, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive partial off-site improvements (sidewalk and streetlights); 3) reduce the width of right-of-way dedication; and 4) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade on 10.0 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)
34. TM-20-500196-BUILDINGNV, LLC:
TENTATIVE MAP consisting of 20 lots and common lots on 10 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)
35. WC-20-400152 (UC-18-0343)-COUNTY OF CLARK (LV CONV AUTH):
WAIVERS OF CONDITIONS of a use permit for the following: 1) owner to provide an intense landscape zone between the public sidewalks along Paradise Road and Elvis Presley Boulevard as a buffer to the marshalling areas of the exhibit area, the landscape zone will include a groundcover planting area at least 8 feet horizontally from the edge of the sidewalk with a secondary intense planting area of at least 12 additional feet, such that the total horizontal planting depth is no less than 20 feet from the public sidewalk; and 2) landscape zone to include a continuous solid decorative wall located approximately 20 feet from the public sidewalk and will be no less than 12 feet in height, the wall shall be designed to create an aesthetically pleasing backdrop to the landscape buffer with color and texture consistent with surrounding neighborhood screen walls in conjunction with the convention center on 55.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/jd (For possible action)

36. WS-20-0577-SUNBURST 215, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an existing banner sign where prohibited within the CMA Design Overlay District; and 2) allow an existing temporary sign (banner) to be permanent.
DESIGN REVIEW for an existing banner sign in conjunction with an existing office/warehouse building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, 350 feet west of Lindell Road (alignment) within Enterprise. MN/md/jd (For possible action)
37. ZC-20-0454-ELIOT HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvement requirements; and 4) non-standard off-site improvements.
DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)
38. VS-20-0453-ELIOT HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)
39. TM-20-500154-ELIOT HOLDINGS, LLC:
HOLDOVER TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)
40. ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
AMENDED HOLDOVER ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified).
DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)

41. VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)
42. TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)
43. ZC-20-0574-LH VENTURES, LLC:
ZONE CHANGE to reclassify 22.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) increased finished grade. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
44. VS-20-0575-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)
45. TM-20-500199-LH VENTURES, LLC:
TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)
46. NZC-20-0477-COUNTY OF CLARK(AVIATION):
HOLDOVER AMENDED ZONE CHANGE to reclassify 18.8 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements in the right-of-way (no longer needed); 3) alternative driveway geometrics (no longer needed); and 4) reduce intersection off-set (a portion no longer needed).
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

47. VS-20-0478-COUNTY OF CLARK(AVIATION):
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)

PC Action - Approved

48. TM-20-500165-COUNTY OF CLARK(AVIATION):
HOLDOVER TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)

PC Action - Approved

APPEAL

49. UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC:
HOLDOVER APPEAL AMENDED USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce building height setbacks (no longer needed); 3) buffer wall (no longer needed); 4) reduce departure distance; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru 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/nr/jd (For possible action)

PC Action - Approved

AGENDA ITEM

50. AG-21-900018: That the Board of County Commissioners discuss waiving fees associated with establishing or amending a Historic Neighborhood Overlay District, and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

51. ORD-21-900017: Introduce an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action)

52. ORD-21-900019: 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 October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191. (For possible action)
53. ORD-21-900020: Introduce an ordinance to add regulations for a Cannabis Distributor in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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.