



**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, NOVEMBER 3, 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 – 43 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 44 – 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. 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 - 43):

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-21-0511-NELSON, SCOTT & BROWER-NELSON, NYCOLE:
DESIGN REVIEW for finished grade for a proposed single family residential structure on 1.9 acres in an R-A (Residential Agricultural) Zone. Generally located on the east side of Adelia Street, approximately 136 feet north of Robison Avenue within Moapa Valley. MK/sd/jo (For possible action)
5. DR-21-0516-AG PROPERTY DEVELOPMENT, LLC:
DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action)
6. ET-21-400139 (UC-19-0465)-CHURCH THE ROCK:
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/jo (For possible action)
7. ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)
8. ET-21-400151 (NZN-19-0167)-OZ OPTICS HOLDINGS, INC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 3.8 acres from an R-E (Rural Estates Residential) (AE-65) Zone and a P-F (Public Facility) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMITS for the following: 1) bathhouse; 2) health club; and 3) retail.
DESIGN REVIEWS for the following: 1) bathhouse/health club facility; and 2) alternative landscaping. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise (description on file). MN/bb/jd (For possible action)

9. UC-21-0482-CITYCENTER HARMON HOTEL HOLDINGS:
USE PERMITS for the following: 1) reduce sign separation; and 2) all deviations as shown per plans on file.
DEVIATIONS for all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) comprehensive sign package; 2) increase wall sign area; and 3) increase animated sign area 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/jt/jd (For possible action)
10. UC-21-0515-MIDDLEPOINT, LLC:
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced separation for a supper club from a residential use; and 3) reduced separation for outside dining areas from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) shopping center; 2) alternative parking lot landscaping; and 3) finished grade on 4.2 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/al/jo (For possible action)
11. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)
12. UC-21-0542-STONEGATE INVESTMENTS 2016:
USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis facility on 0.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Ponderosa Way, 1,100 feet west of Valley View Boulevard within Paradise. MN/jvm/jo (For possible action)
13. VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:
VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action)
14. WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced net lot area; 2) increased wall height; 3) increase driveway width; and 4) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed 10 lot single family residential subdivision; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)
15. TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

16. WC-21-400147 (ZC-1208-00)-5335 SFA PROPCO, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) landscaping consistent with plans with a 20 foot maximum distance between trees along street frontages; 2) building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.); and 3) landscaping along Fort Apache Road to exceed Title 29 requirements for A-2 landscaping in conjunction with a commercial building on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)
17. UC-21-0495-5335 SFA PROPCO, LLC:
USE PERMIT for a cannabis establishment (cannabis retail store).
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: 1) commercial building; and 2) finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)
18. WS-21-0447-GILBERT, DAN & CLAUDIA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the proposed retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Verde Way and Jensen Street within Lone Mountain. RM/jor/jo (For possible action)
19. WS-21-0525-LMG LAS VEGAS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/md/jd (For possible action)
20. WS-21-0526-PARDEE HOMES NEVADA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce street intersection off-set; 3) allow a wall in the front yard; and 4) establish alternative yards.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)
21. TM-21-500151-PARDEE HOMES NEVADA:
TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)
22. ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:
ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

23. ZC-21-0496-TRI POINT HOMES NEVADA, INC:
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (townhomes).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) alternative private street sections; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a planned unit development (townhomes); and 2) finished grade. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action)
24. VS-21-0497-TRI POINT HOMES NEVADA, INC:
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Crisman Ridge Street and Arville Street, and portion of a right-of-way being Silverado Ranch Boulevard located between Crisman Ridge Street and Arville Street, and a portion of right-of-way being Arville Street located between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). JJ/jt/jo (For possible action)
25. TM-21-500143-TRI POINT HOMES NEVADA, INC:
TENTATIVE MAP consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action)
26. ZC-21-0510-LEAVITT FAMILY TRUST:
ZONE CHANGE to reclassify 0.6 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) vehicle (automobile) repair; 2) recreational vehicle repair; and 3) watercraft repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle (automobile) repair, recreational vehicle repair, and watercraft repair facility to a residential use; 2) reduce building setback; 3) permit service bay doors to face a street; 4) eliminate landscaping (including detached sidewalk); 5) permit a freestanding sign to not be located within a curbed landscaped or rockscaped area; 6) reduce setback for a freestanding sign; 7) allow a roof sign; 8) eliminate the sidewalk around the perimeter of the building; 9) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building entrance; 10) mechanical screening; and 11) eliminate parking lot striping.
DESIGN REVIEWS for the following: 1) vehicle (automobile), recreational vehicle, and watercraft repair facility; and 2) signage in the Moapa Valley Overlay District. Generally located on the south side of Moapa Valley Boulevard, 580 feet west of Whitmore Street within Moapa Valley (description on file). MK/md/jd (For possible action)
27. ZC-21-0519-DPIF2 NV 7 SUNSET ROAD, LLC:
ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
DESIGN REVIEW for the expansion of a parking lot in conjunction with a distribution center on a portion of 9.6 acres. Generally located on the south side of Sunset Road and the west side of Surrey Street within Paradise (description on file). JG/sd/jd (For possible action)

28. ZC-21-0532-2617 LAMB, LLC:
ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway standards.
DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) finished grade. Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/sd/jd (For possible action)
29. PA-21-700004-PRIMO HOLDINGS LLC, ET AL:
PLAN AMENDMENT to amend Maps 1.3, 7, 10, and 16 of the Transportation Element of the Clark County Comprehensive Master Plan by reducing the right-of-way width from 300 feet to 200 feet for Las Vegas Boulevard South (alignment). Generally located on Las Vegas Boulevard South (alignment) between St. Rose Parkway and the state line at Primm. MN/gc (For possible action)

PC Action - Adopted

30. CP-21-900394: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Maps 1.3, 7, 10, and 16), and direct staff accordingly. (For possible action)

PC Action - Authorized

31. NZC-21-0411-VANDERMEER, LLC:
ZONE CHANGE to reclassify 28.7 acres from an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone to an M-D (Designed Manufacturing) Zone for a warehouse and distribution center complex.
USE PERMIT to allow loading spaces for a distribution center to be unscreened from a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce throat depth; and 3) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County (description on file). MN/jt/jd (For possible action)

PC Action - Approved

32. TM-21-500123-VANDERMEER, LLC:
TENTATIVE MAP consisting of 1 commercial lot and common lots on 28.7 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County. MN/jt/jd (For possible action)

PC Action - Approved

33. NZC-21-0416-OLYMPIA COMPANIES, LLC:
ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

PC Action - Approved

34. VS-21-0417-OLYMPIA COMPANIES, LLC:
VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)
- PC Action - Approved
35. TM-21-500126-OLYMPIA COMPANIES, LLC:
TENTATIVE MAP consisting of 36 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jo (For possible action)
- PC Action - Approved
36. NZC-21-0421-MILAN T TRUST & TIBERTI RENALDO TRS:
ZONE CHANGE to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/jt/jd (For possible action)
- PC Action - Approved
37. NZC-21-0423-TROP GC APTS, LLC:
ZONE CHANGE to reclassify 2.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) site modifications to a previously approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)
- PC Action - Approved
38. VS-21-0424-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)
- PC Action - Approved
39. AG-21-900626: Accept and authorize the signature of the Performance Agreement with 63 SLVB PROPCO, LLC for the Project 63 shopping center, generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/sr (For possible action)
40. AG-21-900636: Consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Monte Cristo Way and Belacastro Street, and along Belacastro Street between Cougar Avenue and Torino Avenue. (For possible action)

41. ORD-21-900563: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Touchstone MGC, LLC for a residential subdivision (Maule and Grand Canyon) on 5.3 acres, generally located east of Grand Canyon Drive and north of Maule Avenue within Spring Valley. JJ/ab (For possible action)
42. ORD-21-900573: Conduct a public hearing on 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 July 21, 2021 and August 18, 2021 meetings, and in Assessor's Books 138, 176, 177. (For possible action)
43. ORD-21-900581: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Ashley Furniture Industries, LLC for a commercial development (Sunset and Riley) on 18.7 acres, generally located south of Sunset Road and east and north of Rafael Rivera Way within Spring Valley. JJ/ab (For possible action)

NON-ROUTINE ACTION ITEMS (44 - 57):

These items will be considered separately.

44. ET-21-400149 (WS-0415-10)-DIS & DAT, INC:
 WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)
45. UC-21-0517-MORALLY, JOHN P. REVOCABLE TRUST ETAL & MORALLY, JOHN P. TRS:
 USE PERMITS for the following: 1) multiple family residential development; 2) increase density; 3) on-premises consumption of alcohol; 4) restaurants; 5) retail sales and services; 6) personal services; and 7) financial services.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) increase building height; 3) reduce parking; 4) allow tandem parking spaces; 5) landscaping; 6) non-standard improvements within rights-of-way; and 7) alternative driveway geometrics.
 DESIGN REVIEWS for the following: 1) multiple family residential development with commercial components; and 2) finished grade on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Harmon Avenue and Aldebaran Avenue within Paradise. MN/al/jo (For possible action)
46. VS-21-0414-P S L V R E, LLC:
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within Enterprise (description on file). MN/rk/jo (For possible action)
47. WS-21-0413-P S L V R E, LLC:
 HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
 DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)

48. VS-21-0489-HOOPER INDUSTRIES, LTD:
VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and between Tee Pee Lane and Fort Apache Road within Lone Mountain (description on file). RM/nr/jo (For possible action)
49. WS-21-0488-HOOPER INDUSTRIES, LTD:
WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)
50. TM-21-500140-HOOPER INDUSTRIES, LTD:
TENTATIVE MAP consisting of 8 lots and common lots on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road and the west side of Chieftain Street (alignment) within Lone Mountain. RM/nr/jo (For possible action)
51. ZC-21-0500-CIVIL WERX, LLC:
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
USE PERMIT to allow an outside area used for equipment storage to be unpaved.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) parking; 4) off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and 5) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) outside storage yard; and 2) storage containers. Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action)

REVOCATION

52. RC-21-400101 (UC-0249-17)-RAMM CORP.:
HOLDOVER REVOCATION OF USE PERMITS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); and 3) waive applicable design standards for accessory structures (storage container and trailers).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping adjacent to a less intensive use; 2) parking lot landscaping; 3) required trash enclosure; and 4) required paving and striping.
DESIGN REVIEWS for the following: 1) a recreational facility (outdoor shooting range); 2) a minor training facility (outdoor shooting range); 3) accessory structures (storage container and trailers); and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on 100.2 acres in an R-U (Rural Open Land) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/sr/ja (For possible action)

APPEAL

53. WS-21-0429-THEODORE JAMASON & MILTON K:
APPEAL WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Riley Street, 187 feet south of La Madre Way within Lone Mountain. RM/nr/jo (For possible action)

PC Action - Denied

AGENDA ITEM

54. AG-21-900650: Discuss implementation of Senate Bill No. 150 relating to tiny houses. (For possible action)

ORDINANCES – INTRODUCTION

55. ORD-21-900621: Introduce an ordinance to consider adoption of a Development Agreement with Sackley Family Trust and Sackley Stuart TRS for a retail center (Rainbow and Arby) on 5.0 acres, generally located east of Rainbow Boulevard and south of Arby Avenue within Enterprise. MN/tk (For possible action)
56. ORD-21-900639: Introduce an ordinance to consider the adoption of the Fourth Amendment to the Mountain’s Edge Development Agreement pursuant to NRS 278.0205(1). JJ/sr (For possible action)
57. ORD-21-900651: Introduce an ordinance to consider the cancellation of the Mountain’s Edge Development Agreement between Clark County and Mountain’s Edge, LLC pursuant to NRS 278.0205(1). JJ/sr (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.