

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY PLANNING COMMISSION**  
**7:00 P.M., TUESDAY, SEPTEMBER 21, 2021**

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)

**Planning Commission Briefing Meeting minutes for 08/17/21 and 09/07/21.**

**ROUTINE ACTION ITEMS (4 - 21):** 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 to be heard separately when directed by the Planning Commission.

4. ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **Until July 2, 2023 to record.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

5. ET-21-400119 (VS-19-0355)-PARAGONEQUUS, LLC:  
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being La Madre Way located between Conough Lane and Buffalo Drive and a portion of Miller Lane located between La Madre Way (alignment) and Lone Mountain Road within Lone Mountain (description on file). RM/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- **Until September 21, 2023 to record.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

6. TM-21-500119-FLAMINGO PARTNERS, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Flamingo Road and Hildebrand Lane within Paradise. TS/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

7. TM-21-500120-DFILV II, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 2.1 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/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0076-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. UC-21-0316-BALICOM TRUST & COMSTOCK KENNETH KYLE & AMBER SAMANTHA TRS:  
USE PERMITS for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jvm/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

9. UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:  
USE PERMIT to allow an accessory structure (carport) to not be architecturally compatible with the principal building.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) reduced setback of an existing accessory structure (carport) in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street within Sunrise Manor. MK/jor/jo (For possible action)

**HELD - 10/05/21 - per Commissioner Stone.**

10. UC-21-0384-ST ROSE DOMINICAN HOSPITAL:  
USE PERMIT for a college in conjunction with an existing medical office building on 3.2 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Warm Springs Road and the west side of Shadow Crest Drive within Paradise. MN/jt/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

11. UC-21-0393-2895 UNIVERSAL, LLC:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) outside dining, drinking and cooking; and 3) project of regional significance in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/jvm/jd (For possible action)

**DELETED.**

12. UC-21-0402-SUMMERLIN COUNCIL:  
USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the residential setback to a communication tower.  
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 10.5 acres in an R-2 (Medium Density Residential) Zone in the Summerlin South Master Planned Community. Generally located 2,000 feet north of the intersection of Desert Inn Road and CC 215 on Spotted Leaf Lane within Summerlin South. JJ/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that a bond is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

13. UC-21-0404-REAL EQUITIES, LLC:  
USE PERMITS for the following: 1) theater; and 2) alcohol, on-premises consumption (supper club) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Traffic study and compliance.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

14. UC-21-0406-KINGLAND PROPERTIES, LLC-PECOS OBSS SERIES:  
USE PERMIT for a major training facility (barber school) on 0.4 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Quail Avenue and the east side of Pecos Road within Paradise. JG/jvm/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that dead landscaping needs to be replaced within 90 days of this approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

15. VS-21-0367-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Arville street and the off ramp for Sloan Road from South I-15, and between Sloan Road and a point approximately 655 feet to the south within South County (description on file). JJ/jgh/jo (For possible action)

**HELD - 10/05/21 - per the applicant.**

16. VS-21-0368-GK ACQUISITIONS, LLC ET AL & GRAGSON S & J FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street (alignment) and Arville Street, and between Sloan Road and Dixon Street (alignment) within South County (description on file). JJ/jgh/jd (For possible action)

**HELD - 10/05/21 - per the applicant.**

17. VS-21-0394-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive within Enterprise (description on file). JJ/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for**

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

18. VS-21-0395-DIAMOND VALLEY VIEW LTD:  
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Blue Diamond Road and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.**

**Public Works - Development Review**

- **Revise legal description, if necessary, prior to recording.**

19. VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):  
VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.**

**Public Works - Development Review**

- **Revise legal description, if necessary, prior to recording.**

20. WS-21-0385-HANSEEN TYE & MELISSA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; and 2) building separation in conjunction with a single family residence on 0.1 acres in an R-U (Rural Open Land) Zone in the Spring Mountain Overlay District. Generally located on the northwest corner of Silver Tip Trail and Rim Route within Northwest County. RM/jt/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Rear setback to be a minimum of 5 feet.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN WITHOUT PREJUDICE.**

21. WS-21-0407-DIADEM, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between freestanding signs; and 2) allow 3 freestanding signs on 1 street frontage.  
DESIGN REVIEW for a proposed freestanding sign in conjunction with a proposed commercial complex on a portion of 2.0 acres in a C-2 (General Commercial) Zone. Generally located south of Blue Diamond Road and west of Decatur Boulevard within Enterprise. JJ/jgh/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**NON-ROUTINE ACTION ITEMS (22 - 27):** These items will be considered separately.

22. UC-20-0493-5051 SLV, LLC:

HOLDOVER AMENDED USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics (previously not notified).

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade (previously not notified) on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)

**HELD - 10/05/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

23. UC-21-0339-AMIGO REALTY CORP:

HOLDOVER USE PERMITS for the following: 1) tire sales and installation facility; 2) reduce the setback to a residential use; and 3) allow overhead doors to be directed towards a residential use and a public right-of-way.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the setbacks for a trash enclosure; 2) increased wall height; and 3) landscaping to a less intense use.

DESIGN REVIEWS for the following: 1) remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and 2) alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Reestablish landscaping material within the existing landscape area along Nellis Boulevard;
- Record reciprocal cross-access agreement to allow joint use of the existing driveway to Nellis Boulevard for APNs 161-08-710-034 and 161-08-710-035 at the approximate point where those 2 properties meet, or submit new design review for UC-21-0339 to not require use of any portion of APN 161-08-710-035 for access to Nellis Boulevard;
- Roll-up doors on the west side of the building to be closed when service bays are being used;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that no work may be done outside, or under the canopy; outside storage, including under the canopy is not permitted; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN.**

24. DR-21-0403-FAP, LLC:  
DESIGN REVIEW for a restaurant with a drive-thru and outside dining on a portion of 4.3 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Traffic study and compliance.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

25. WS-21-0401-VITA ROSE NEVADA TRUST ETAL & MURPHY SHANE A TRS:  
WAIVER OF DEVELOPMENT STANDARDS to allow direct access to a collector street (Farm Road) from a residential home on 4.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Farm Road and the west side of Sisk Road within Lone Mountain. MK/bb/jo (For possible action)

**HELD - 10/05/21 - per Commissioner Stone.**

26. WS-21-0408-DOMINGUEZ JACOB & MONICA J:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced gross lot size; and 2) drainage study in conjunction with a minor subdivision map for 2 parcels totaling 3.8 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Isola Drive and the east side of Henrie Road within Moapa. MK/nr/jo (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review.

### **Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

27. NZC-21-0383-AGCOM I, LLC:  
ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.  
DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

**HELD - 10/05/21 - per the Planning Commission.**

## **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.