
OPENING CEREMONIES

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 17th day of November, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:01 a.m. by Chair Kirkpatrick, and on roll call, the following members were present, constituting all of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Marilyn Kirkpatrick

Jim Gibson

Justin Jones

Michael Naft

Tick Segerblom

Ross Miller

William McCurdy II

Absent: None

Also Present:

Robert Warhola, Deputy District Attorney

Nancy Amundsen, Director Comprehensive Planning

Sami Real, Planning Manager

Antonio Papazian, Manager of Development Review

Jewel Gooden, Assistant Clerk, BCC

Robin Delaney, Deputy Clerk

1. Public Comments.

At this time, Chair Kirkpatrick asked if there were any persons present wishing to be heard on any items listed on the agenda as posted.

SPEAKER(S): Present

Margaret Ann Coleman spoke regarding zoning for 1316 Wizard Place, a Workman's Compensation claim, and a pension.

John Kernahan spoke regarding Item No. 42 and advised that he had donated the property at 5290 West O'Bannon Drive for the construction of a Ronald McDonald House.

There being no other persons present waiting to be heard on any items listed on the agenda as posted, Chair Kirkpatrick closed the public comments.

2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

ACTION: It was moved by Commissioner Jim Gibson that the agenda be approved, with Item Nos. 4, 5, 6, and 7 to be heard after the routine action items and with the deletion of Item Nos. 13, 33, 34, 35, 37, 38, 39, 40, 41, and 43, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Jim Gibson that the minutes of the regular meeting of October 20, 2021 be approved.

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

4. CP-21-900619: Conduct a public hearing to adopt the update to the Clark County Master Plan. (For possible action)

ATTACHMENT: [CP-21-900619](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners conduct a public hearing to adopt the update to the Clark County Master Plan. (For possible action)

DOCUMENT(S): Submitted

Master Plan Changes – Read into the record (5 pages) submitted by staff.

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, Mario Bermudez, Planning Manager with Comprehensive Planning, presented a brief timeline of the project, which started in January 2020; numerous meetings had been held throughout 2020 and 2021 with the Board, stakeholders, and the Planning Commissioners and advised that a public hearing was requested to adopt the update to the Master Plan.

Darcy White, Director with Clarion Associates, advised that a parallel process would be the update to Title 30, which was scheduled to be completed by the end of 2022; spoke regarding a timeline which commenced at the start of the pandemic; feedback was provided by stakeholders and the public; desire for a more predictable and understandable plan; detailed the core components of the master plan; the plan was organized around six core values; NRS 278.160 required the master plan to include eight topical elements with sub-topics; duplicative information was streamlined; goals and policies were updated; side-bar, maps, and graphics were added; a growth framework was detailed, including infrastructure and services; 11 sets of land use categories were consolidated into one for ease of use; spoke of five land use categories; substantive changes to the land use map were not contemplated through the subject process but would occur through future updates to the individual land use plans; spoke regarding area-specific goals, policies, and regulatory language, and advised that some regulations would be transferred to Title 30; major initiatives would be both County-led and County-supported; and any changes to the amendment process would need to be adopted in Title 30.

Responding to questions from the Board, Mr. Bermudez detailed various changes to the Master Plan that had been approved by Comprehensive Planning.

Bob Gronauer, representing the Southern Nevada Homebuilders Association, requested land use plans be updated on a more consistent basis; address infill development, and the protection of Rural Neighborhood Preservation (RNP) areas.

Commissioner Gibson advised to strongly incentivize infill development; review what would qualify as infill development; and spoke of the encouragement for the aggregation of larger parcels for master-planned communities.

Commissioner Kirkpatrick requested the deletion of the word also from Page 266 of the Master Plan changes.

ACTION: It was moved by Commissioner Justin Jones that the recommendation to adopt the update to the Clark County Master Plan be approved, deleting the word "also" from Page 266, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

5. CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

ATTACHMENT: [CP-21-900633.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners authorize the Chair to sign a resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

ACTION: It was moved by Commissioner Justin Jones that the recommendation (including the adoption of Resolution 11-17-21-1) be approved.

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

6. AG-21-900638: Receive and file a report on the Land Use Plan Update Schedule, and direct staff accordingly. (For possible action)

ATTACHMENT: [AG-21-900638.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners receive and file a report on the Land Use Plan Update Schedule, and direct staff accordingly. (For possible action)

DISCUSSION: Following introduction of the item, Mario Bermudez, Planning Manager, advised that in previous years, the Board would be presented with a schedule of updates for the land use plans; in January 2021, all plans were reset to the same date; requested dates to be reset due to the new land use plans; would be related to filing of non-conforming zone changes that could be refiled without Board

approval; and a developer would have to work with the Board to seek approval to submit.

In response to a question from Commissioner Kirkpatrick, Nancy Amundsen, Director of Comprehensive Planning, spoke regarding the definition of a non-conforming zone change, particularly with the rewrite of the Development Code.

ACTION: It was moved by Commissioner Justin Jones that the recommendation, to receive and file a report on the Land Use Plan Update Schedule be approved.

VOTING AYE: Marilyn Kirkpatrick, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Jim Gibson

ABSTAIN: None

7. AG-21-900652: Receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

ATTACHMENT: [AG-21-900652.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

DISCUSSION: Following introduction of the item, Mario Bermudez, Planning Manager, presented a chart of zone changes conforming to the new categories; and a matrix of old, new, and conforming zoning districts would be provided to the Board and to the Planning Commission.

ACTION: No Action was taken by the Board.

8. DR-21-0566-MGP LESSOR, LLC:
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. JG/jor/jo (For possible action)

ATTACHMENT: [DR-21-0566_Color_Merged.pdf](#)

ATTACHMENT: [08 21-0566-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of MGP Lessor, LLC (The Crack Shack Las Vegas, LLC) for a design review (as indicated on the ATTACHED agenda item:

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

9. ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) proposed place of worship; and 2) proposed school.

WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue.

DESIGN REVIEWS for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/sd/jo (For possible action)

ATTACHMENT: [ET-21-400156_Color_Merged.pdf](#)

ATTACHMENT: [09 21-400156-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Church Full Gospel LV Korean (Full Gospel Las Vegas Church) for use permits first extension of time, a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item:

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until October 3, 2023 to commence.
- 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 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.

Public Works - Development Review

- Compliance with previous conditions.

10. ET-21-400157 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increased density; and 3) an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; 2) reduced

parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.

DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action)

ATTACHMENT: [ET-21-400157_Color_Merged.pdf](#)

ATTACHMENT: [10 21-400157-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of S. Valley View Twain, LLC for use permits first extension of time, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until October 2, 2023 to commence.
- 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 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.

Public Works - Development Review

- Compliance with previous conditions.

11. ET-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height. DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action)

ATTACHMENT: [ET-21-400159_Color_Merged.pdf](#)

ATTACHMENT: [11 21-400159-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Pleasant View Partners, LLC for a waiver of development standards first extension of time and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until February 21, 2023 to commence with any extension of time as a public hearing.
- 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 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.

Public Works - Development Review

- Compliance with previous conditions.

12. ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action)

ATTACHMENT: [ET-21-400160_Color_Merged.pdf](#)

ATTACHMENT: [12 21-400160-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Pleasant View Partners, LLC to vacate and abandon first extension of time easements of interest (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until February 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; 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

13. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
HOLDOVER 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)

ATTACHMENT: [UC-21-0527_Color_Merged.pdf](#)

ATTACHMENT: [13 21-0527-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Pepper Lane Holdings, LLC (GB Sciences Nopah, LLC) for a holdover use permit (as indicated on the ATTACHED agenda item) (held from November 3, 2021):

ACTION: Deleted from the agenda (held to December 22, 2021 per the applicant).

14. UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

ATTACHMENT: [UC-21-0570_Color_Merged.pdf](#)

ATTACHMENT: [14 21-0570-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Khusrow Roohani Family Trust & Khusrow Roohani Trs (AMH Development, LLC) for a use permit, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning and landscape inspection.
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

15. TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

ATTACHMENT: [TM-21-500159_Color_Merged.pdf](#)

ATTACHMENT: [15 21-500159-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Khusrow Roohani Family Trust & Khusrow Roohani Trs (AMH Development, LLC) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0301-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. UC-21-0575-TISHMAR, LLC:
USE PERMIT to allow an accessory structure prior to the construction of a principal structure.
DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/jo (For possible action)

ATTACHMENT: [UC-21-0575_Color_Merged.pdf](#)

ATTACHMENT: [16 21-0575-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Tishmar, LLC (Wynn Design and Development) for a use permit and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

17. VS-21-0508-SGG OAKS ROYAL LINKS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action)

ATTACHMENT: [VS-21-0508_Color_Merged.pdf](#)

ATTACHMENT: [17 21-0508-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of SGG Oaks Royal Links, LLC (Touchstone Living, Inc) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

18. UC-21-0507-SGG OAKS ROYAL LINKS, LLC:

USE PERMITS for the following: 1) High Impact Project; 2) attached (townhouse) planned unit development (PUD); and 3) single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) reduce setbacks; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

ATTACHMENT: [UC-21-0507_Color_Merged.pdf](#)

ATTACHMENT: [18 21-0507-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning

Commission that the Board approve the aforementioned described application of SGG Oaks Royal Links, LLC (Touchstone Living, Inc) for use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the final design for APN 161-10-202-001 must be submitted to the Department of Comprehensive Planning no later than October 7, 2022 or the zoning will expire on this parcel; 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Works for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may

require another POC analysis.

19. TM-21-500147-SGG OAKS ROYAL LINKS, LLC:
TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

ATTACHMENT: [TM-21-500147_Color_Merged.pdf](#)

ATTACHMENT: [19 21-500147-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of SGG Oaks Royal Links, LLC (Touchstone Living, Inc) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Works for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0129-2021

to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. 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)

ATTACHMENT: [WS-21-0447_Color_Merged.pdf](#)

ATTACHMENT: [20 21-0447-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Dan & Claudia Gilbert (Dan Gilbert) for a waiver of development standards, and a design review (as indicated on the ATTACHED agenda item) (held from November 3, 2021):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

Following introduction of the item, Dan Gilbert advised of utilizing the bare minimums allowed by code as far as elevation; and had no plans to sub-divide or increase density.

Danielle Hatherley Carroll spoke in opposition to the item; provided photographs that illustrated the issues with elevation; advised that the applicant brought in the soil without a permit; concerns were voiced during the Lone Mountain Citizens Advisory Council (CAC) regarding drainage, land elevation, and the retaining wall; Member Bradley Burns, who chaired the meeting, advised the applicant to modify the plans and present the revisions to the CAC at the next meeting; an engineer advised that the applicant's property, technically, did not meet the slope requirements that constituted the three foot wall waiver request; expressed concern of the slope of the subject property and water runoff in the event of inclement weather; requested tiered landscaping to break up the water flow, and that the applicant maintain the area.

The applicant advised that the retaining wall would be the exact height as neighbor's screening wall; the retaining wall top was flat, and the neighbor's wall had a step effect; the land by the retaining wall tiered down; and the slope would be landscaped in native vegetation.

Antonio Papazian, Manager Development Review, spoke regarding the subject parcel, fill that would be needed, a drainage easement; advised that the finished floor height of the home was where it needed to be, due to a low point at Jensen Street; and the slope on the east side down would be tiered.

ACTION: It was moved by Commissioner Ross Miller that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

- Comply with approved drainage study PW21-10872;
- Right-of-way dedication to include 30 feet for Verde Way, 30 feet for Jensen Street, and the associated spandrel.

21. WS-21-0536-JO FAM PROPERTY, LLC:
WAIVER OF DEVELOPMENT STANDARDS for signage.
DESIGN REVIEWS for the following: 1) restaurant; 2) signage; and 3) lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/jo (For possible action)

ATTACHMENT: WS-21-0536 Color Merged.pdf

ATTACHMENT: 21 21-0536-111721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Jo Fam Property, LLC for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Comply with approved drainage study PW17-56783;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements required for the Fort Apache Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project.

22. WS-21-0544-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/jo (For possible action)

ATTACHMENT: [WS-21-0544 Color Merged.pdf](#)

ATTACHMENT: [22 21-0544-111721.docx](#)

SUBJECT MATTER: In the aforementioned described application of JAMD, LLC for a waiver of development standards, and design reviews (as indicated on the ATTACHED item):

REPRESENTATIVE(S): Present

Following introduction of the item, Dionicio Gordillo, the applicant’s representative, advised that the property was a two-story office building, and part of a larger commercial center; and the property was zoned as Office and Professional.

ACTION: It was moved by Commissioner Michael Naft that the application be approved, subject to staff’s conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. WS-21-0556-WILLIAM LYON HOMES, INC:
WAIVER OF DEVELOPMENT STANDARDS to establish alternative yards for a residential lot.
DESIGN REVIEW for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 335 feet east of Gilespie Street, 225 feet south of Neal Avenue within Enterprise. MN/jgh/jo (For possible action)

ATTACHMENT: [WS-21-0556_Color_Merged.pdf](#)

ATTACHMENT: [23 21-0556-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of William Lyon Homes, Inc (Rosalinda Meador-Aparicio) for a waiver of development standards and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

24. ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:
HOLDOVER 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)

ATTACHMENT: [ZC-21-0490_Color_Merged.pdf](#)

ATTACHMENT: [24 21-0490-111721.docx](#)

SUBJECT MATTER: In the aforementioned described application of GK Acquisitions, LLC & Henry Besuden & Rev Charlotte TR (Phelan Development) for a zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED item) (held from November 3, 2021):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, the applicant's representative, Bob Gronauer, advised that the property encompassed 26.8 acres of vacant land; spoke regarding the surrounding street locations and variety of businesses; the property was located in the business development research park area; staff recommended a conforming zone change; there was a deed restriction on the property which prohibited residential development; the subject property was not in a residential area; was zoned for Business and Design/Research Park (BDRP); spoke regarding the difference between a major distribution center, such as those for the big box stores, and the subject property which serviced the local supply chain; presented a diagram showing six separate building lease spaces; loading and unloading of vehicles would take place in the interior areas of the buildings; landscaping would be installed to act as a buffer for vehicles; vehicles would load and unload goods in the interior between buildings; the exterior buildings would be constructed to mirror an office look; reviewed the site plan renderings of various storefronts; and 602 parking spaces would be provided.

Dr. Ken Ackeret, Traffic Operations Engineer with Kimley-Horn and Associates, performed a traffic study and how it would impact the project; used the Institute of Transportation Engineers (ITE) Land Use Code and the standard procedures used at the County, the site had less than 100 peak-hour trips; with regards to semi-trailers, a comparable site was located at Post Road and Valley View Boulevard and was approximately 20% larger than the subject property; observed the week of October 17, 2021, Tuesday, Wednesday, and Thursday for a total of 72 hours; the peak day was Wednesday with the first truck arriving at 5:00 a.m.; traffic peaked at approximately 1:00 p.m. with 20 semi-trucks before tapering off; accounting for various types of vehicles, the peak time was between 2:00 p.m. to 3:00 p.m. with a total of 375 peak hour trips; performed one more study using the Uncommon's Traffic Study and

mixed-use development; estimated a peak number of their trips at 877 peak hour trips; and further advised that the studies were for a reference of comparison.

Mr. Gronauer agreed that intense landscaping would be installed along Badura Avenue; 24-inch box trees would be placed every 15 feet on center along Badura Avenue; enhanced elevations; low-level lighting boxed to be faced down, rooftop equipment to be screened; and 116 dock doors; conditions have not been agreed upon, but the applicant wanted to deal in good faith and the area was unique.

George Garcia spoke regarding a conforming zone change; advised that an apartment complex was approved to build, and Dignity Health Care was in the area.

Michael Young spoke in opposition to the item; was familiar with deed restrictions and knew many could be waived or removed; not the best use for the area; there were several pediatric businesses and a school in the area.

Joshua Waeghe spoke in opposition to the item due to the shortened time frame for community notification; small particle pollution as a result of diesel trucks; the proposed site was near a school and playground; and no assurance that the distribution center would not be sold to a big box store.

Taylor Skinner spoke in opposition due to high traffic with semi-trucks driving through a residential area; and there were diesel fumes in an area with a senior living center, Oasis Pediatrics, and St. Rose Hospital.

Rick Aco spoke in opposition to the item; advised that safety should be the concern of the County Commissioners; and any new development should be compatible with the current infrastructure to enhance the health and safety of residents.

George Rawls advised that the property would be constructed across from a hospital; ambulances could be stuck in traffic blocked by semi-trucks in the area.

Russell Dodson, Art Goldberg, Joshua Cohen, David Mason, Flavio Santana and F. Ronald Smith all spoke in opposition citing increased traffic in the area.

Norell Viray submitted a petition of 868 signatures of residents and businesses who opposed the project.

Aaron Schiffner, Executive Region Director of Challenger School, operated a school across from the subject property since 2016; majority of children who attended the school were 3, 4, and 5 years of age; and spoke of numerous traffic issues.

Kelly Solaegui, Headmaster of Challenger School, advised that when the school was constructed, the area was zoned light industrial; noted concerns which included traffic, and safety of children.

Michael Buckley, a representative of the property owner, requested that the Town Board record that opposed this item 4 to 1, be incorporated into this record; advised of an article in the Los Angeles Times that stated trucks, cars, and cargo-handling equipment associated with warehouses released more smog-forming pollution than any other sector; does not fit the description of a BDRP project, and the project was not conforming.

Former Senator Richard Bryan spoke in opposition to Legal Counsel's advisement that the agenda item could not be denied due to the fact that it was a conforming use; advised that a previous matter denied by the Board was appealed to District Court, where the appeal was affirmed and upheld; provided background on the appealed case and Judge Johnson's ruling; advised that the deed restriction could be waived by the airport; and further advised that many other uses, both retail and professional could be

constructed on the site.

Doug Rankin spoke regarding Policy 100 of the County's Comprehensive Plan regarding the placement of industrial and spoke of Title 30 of the Clark County Municipal Code advising that there were nine points to consider when making amendments to zoning; and advised that the proposed entrances and exits along Arby Street were not compatible to the area.

Ted Egerton, Lochsa Engineering, spoke of traffic patterns and that larger trucks would mix with local residential traffic; advised that the tenth addition of the ITE manual included a supplement for truck traffic, in opposition to the petitioner's offering that the manual did not; and advised that an average of 316 trucks would be using the road in the subject area in a day and most would be exiting off I-15 to Buffalo Drive and to Badura Avenue through residential neighborhoods.

Dr. Ackeret clarified the various traffic issues voiced by speakers; advised that Badura Avenue was considered a major right-of-way and was not truck-restricted; and further advised of a County project underway regarding signalization for Badura Avenue and Buffalo Avenue.

Mr. Gronauer spoke regarding a previous industrial development in the area where no opposition was on record by the surrounding neighbors; advised that Cimarron Road, which bisected the subject parcel and Challenger School, was zoned for commercial traffic, and the school was on the corner of two 80 foot right-of-way streets; clarified that the property would be used by local suppliers and was not classified as a regional facility; and requested as a condition of approval that if there were any substantial changes to the plan, the item could be brought before the Board for a public hearing.

Commissioner Naft clarified that, while it could benefit both parties, there was no obligation of neighbors to meet with a developer(s) on a project; the item was not a re-zoning request as the property had not been zoned previously; quoted page 23 of the Spring Valley Land Use Plan regarding the overabundance of office professional planned areas which was encouraged by residential property owners as a way to keep land vacant around residential areas; Public Works was currently working on three traffic signal projects, Durango Avenue and Maule Avenue; Buffalo Avenue and Badura Avenue; and Warm Springs Road and Cimarron Road with completion dates in 2022; advised of a letter received in 2016 from Challenger School which asked for a waiver for the crosswalks; the letter detailed why the crosswalks would not be needed; and if those circumstances had changed, the Board could revisit and possibly revoke the waiver.

Discussion continued regarding deed restrictions and whether the restrictions could be removed from a property and by whom.

Robert Warhola, Deputy District Attorney, spoke of various discrepancies in the appealed case brought up by former Senator Bryan and the current subject property; and advised that one property did not serve as precedent for another property.

In response to a question from Commissioner Naft, Mr. Warhola advised that if the current item was denied and there was a legal challenge, the County would probably not prevail; the court would approve the application as originally submitted by the applicant; and conditions offered by the applicant to mitigate some of the impacts or those imposed by the Board would be lost.

Responding to a question from Commissioner Kirkpatrick, Mr. Warhola advised he was not aware of the conditions to which deed restrictions were removed from other properties; and Ms. Amundsen advised that if a deed restriction was posted on a property, the application would not be accepted, and further advised that deed restrictions were based on federal guidelines.

In response to a question from Commissioner Miller, Ms. Amundsen detailed the process of removing

deed restrictions from properties.

Commissioner Gibson advised of the movement away from water cooling to air cooling and on large projects, the applicant would not be permitted to use large water-cooling towers and would have to be exclusively air cooling and questioned if the applicant would accept air cooling. Mr. Gronauer advised of not being prepared to accept the air cooling as a condition at this time unless a requirement was in place by the Health District or Water District.

Mr. Warhola spoke regarding compatible and incompatible uses allowed under the deed restriction; and advised that an applicant would have to comply with codes in place at the time of construction.

Ms. Amundsen spoke regarding the BDRP, the land use prospective process, and advised of the similarities of the property and Safari Business Park, an industrial development on Dean Martin Drive, along I-15.

Antonio Papazian, Manager of Public Works, detailed the driveway access and the throat depth of the property; would be amenable to posting No Parking around the property, at the applicant's expense; disclosed working with the applicant on addressing traffic safety; a traffic study would be conducted, and the school would be added to the scope for review by the traffic engineer.

Commissioner Naft added the following additional conditions: add intense landscape buffer; all lighting should be located, aimed, and shielded to minimize glare on adjacent properties; all loading docks be conduit-ready; installation, at the developer's cost, of Public Works approved No Parking signs on both sides of Arby Avenue, Badura Avenue, and Cimarron Road; and a maximum of 80 loading docks and 65 at-grade rollup doors.

ACTION: It was moved by Commissioner Michael Naft that the application be approved, subject to staff's conditions as noted below and additional conditions read into the record, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Intense landscape buffer along north property line, trees shall be 24 inch box large Evergreen trees to expand and screen the distance between trees and planted in off-set rows; and when adjacent to street shrubs shall be located to cover more than 50% of the landscaped area and may be grouped if distributed along entire strip;
- All lighting should be located, aimed, and shielded to minimize glare onto adjacent properties;
- Provide “conduit ready” to dock locations and parking area to allow for future electric vehicle charging;
- The maximum number of loading docks will be 80 with up to 65 at grade roll-up doors;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Developer is to install Clark County Public Works approved no parking signs on both sides of Arby Avenue, Badura Avenue, and Cimarron Road;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Gagnier Boulevard and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Ensure all points of structure are within 250 feet of fire department access for sprinklered buildings.

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 #0228-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. NZC-21-0462-PEBBLE ROAD TRUST:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.
Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: NZC-21-0462_Color_Merged.pdf

ATTACHMENT: 25 21-0462-111721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Pebble Road Trust (Andrew Acuna) for a zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: None
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. VS-21-0463-PEBBLE ROAD TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file).
JJ/md/jd (For possible action)

ATTACHMENT: [VS-21-0463_Color_Merged.pdf](#)

ATTACHMENT: [26 21-0463-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Pebble Road Trust (Andrew Acuna) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

27. TM-21-500138-PEBBLE ROAD TRUST:
TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

ATTACHMENT: [TM-21-500138_Color_Merged.pdf](#)

ATTACHMENT: [27 21-500138-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Pebble Road Trust (Andrew Acuna) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. PA-21-700003-SUN WEST LTD, 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 Grand Canyon Drive (alignment). Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action)

ATTACHMENT: [PA-21-700003_Color_Merged.pdf](#)

ATTACHMENT: [28 21-700003-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Sun West Ltd, Et Al (Sun West Ltd) for a plan amendment (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: None
ABSTAIN: None

29. CP-21-900382: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Map 1.3), and direct staff accordingly. (For possible action)

ATTACHMENT: [CP-21-900382](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Map 1.3), and direct staff accordingly. (For possible action):

ACTION: It was moved by Commissioner Jim Gibson that the recommendation (No. R-11-17-21-2) be approved, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: None
ABSTAIN: None

30. VS-21-0513-SUN WEST LTD:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action)

ATTACHMENT: [VS-21-0513_Color_Merged.pdf](#)

ATTACHMENT: [30 21-0513-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of Sun West Ltd (Dan Coletti) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: None
ABSTAIN: None

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

- Comply with approved drainage study PW21-12940:
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and to provide a 24 foot minimum fire lane.

31. UC-21-0512-SUN WEST LTD:

USE PERMIT to allow an accessory structure (garage) prior to a principal residence.

DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action)

ATTACHMENT: [UC-21-0512_Color_Merged.pdf](#)

ATTACHMENT: [31 21-0512-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of Sun West Ltd (Dan Coletti) for a use permit and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Jim Gibson that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant to complete and review construction of the custom homes within 3 years;
- Materials stored on-site must only be related to the 2 custom homes to be constructed on the subject parcel.
- Applicant is advised that subsequent land use approval may be required for the area of the accessory building; 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 application for review; and that 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.

Public Works - Development Review

- Comply with approved drainage study PW21-12940;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and a 24 foot minimum fire lane.

32. ORD-21-900621: Conduct a public hearing on 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)

ATTACHMENT: [ORD-21-900621PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners conduct a public hearing on 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. (For possible action):

ACTION: It was moved by Commissioner Jim Gibson that the ordinance (including the adoption of Ordinance No. 4890) be approved.

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

33. AG-21-900707: Consider the approval of the Agreement Between Mountain’s Edge Master Association and Clark County Regarding Helen Stewart Park; authorize the Chair to sign and for other matters properly related thereto. JJ/ab (For possible action)

ATTACHMENT: [AG-21-900707.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners consider the approval of the Agreement Between Mountain's Edge Master Association and Clark County Regarding Helen Stewart Park; authorize the Chair to sign and for other matters properly related thereto. (For possible action):

ACTION: Deleted from the agenda (held to January 5, 2022 per the District Attorney).

34. ORD-21-900651: Conduct a public hearing on 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)

ATTACHMENT: [ORD-21-900651PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners conduct a public hearing on 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). (For possible action):

ACTION: Deleted from the agenda (held to January 5, 2022 per the District Attorney).

35. ET-21-400149 (WS-0415-10)-DIS & DAT, INC:
HOLDOVER 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)

ATTACHMENT: [ET-21-400149_Color_Merged.pdf](#)

ATTACHMENT: [35 21-400149-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Dis & Dat, Inc (Dat Nguyen) for waivers of development standards fifth extension of time (as indicated on the ATTACHED agenda item) (held from November 3, 2021):

ACTION: Deleted from the agenda (held to December 22, 2021 per the applicant).

36. ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)

ATTACHMENT: [ET-21-400152_Color_Merged.pdf](#)

ATTACHMENT: [36 21-400152-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of 2975 Sammy Davis Jr. Drive, LLC (CPCM Holdings, LLC) for a use permit second extension of time, and a design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

Following introduction of the item, Lucy Stewart, representing the applicant, advised of being made aware that the item would be held and agreed to meet with the Nevada Resort Association.

Commissioner Segerblom requested the item be held until the second meeting in December 2021.

Virginia Valentine, Nevada Resort Association, advised that the 1,500-foot distance separation was passed as Assembly Bill 533 by the Legislature in 2017; cannabis was a quickly evolving industry; and the extension of time appeared to be for a new use permit.

ACTION: It was moved by Commissioner Tick Segerblom that the application be held until December 22, 2021, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

37. 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)

ATTACHMENT: [VS-21-0414_Color_Merged.pdf](#)

ATTACHMENT: [37 21-0414-111721.docx](#)

SUBJECT MATTER: In the aforementioned described application of PSLVRE, Inc (Ethos | Three Architecture) to vacate and abandon easements of interest (as noted in the ATTACHED agenda item) (held from November 3, 2021):

ACTION: Deleted from the agenda (held to December 8, 2021 per the applicant).

38. 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)

ATTACHMENT: [WS-21-0413_Color_Merged.pdf](#)

ATTACHMENT: [38 21-0413-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of PSLVRE, LLC (Ethos | Three Architecture) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item) (held from November 3, 2021):

ACTION: Deleted from the agenda (held to December 8, 2021 per the applicant).

39. WS-21-0545-RAINBOW 26, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping

center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action)

ATTACHMENT: [WS-21-0545_Color_Merged.pdf](#)

ATTACHMENT: [39 21-0545-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Rainbow 26, LLC (Reza R. Alaie) for waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to January 5, 2022 per the applicant).

40. WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:
WAIVER OF DEVELOPMENT STANDARDS for throat depth.
DESIGN REVIEWS for the following: 1) finished grade; 2) distribution center; and 3) alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action)

ATTACHMENT: [WS-21-0574_Color_Merged.pdf](#)

ATTACHMENT: [40 21-0574-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Trans-Aero Land & Development Co & Buckley Trust (Hip I-15 North III, LLC) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to December 8, 2021 per the applicant).

41. ZC-21-0534-DIAMOND ALTO, LLC:
ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.
DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)

ATTACHMENT: [ZC-21-0534_Color_Merged.pdf](#)

ATTACHMENT: [41 21-0534-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Diamond Alto, LLC (Diamond Alto) for a zone change, use permits, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to December 8, 2021 per the applicant).

42. ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:

ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a quasi-public facility. Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: ZC-21-0555_Color_Merged.pdf

ATTACHMENT: 42 21-0555-111721.docx

SUBJECT MATTER: In the aforementioned described application of Ronald McDonald House Charities Greater LV (Ronald McDonald House Charities of Greater Las Vegas) for a zone change, waiver of development standards, and a design review (as indicated on the ATTACHED agenda):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

Following introduction of the item, Chris Kaempfer, representing the applicant, advised that originally there were two waivers on the application; waiver 1B had been withdrawn without prejudice; the buildings would be positioned in the center of the site around a courtyard; there would be eight separate family units of approximately 1,000 square feet; the buildings would be one story and ranged from 22 feet to 30 feet for architectural enhancements; setbacks included 14 feet from the front of the property along O'Bannon Drive, 16 feet to the east of the property on Edmond Street, 38 feet to the applicant's home on the west, and 41 feet to the property line to the north; landscaping would be provided along the west and north sides of the property; all parking requirements were met; and if approved, the capacity to assist families would increase by 67 percent.

John Kernahan advised that the land was donated in memory of his partner.

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below, with waiver of 1B withdrawn without prejudice, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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 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.

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

43. NZC-21-0383-AGCOM I, LLC:

HOLDOVER 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)

ATTACHMENT: [NZC-21-0383_Color_Merged.pdf](#)

ATTACHMENT: [43 21-0383-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of AGCOM I, LLC (Guillermo Sataray Parra) for a zone change, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item) (held from October 20, 2021):

ACTION: Deleted from the agenda (held to December 8, 2021 per the applicant).

44. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:

ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a

public street.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action)

ATTACHMENT: [NZN-21-0458_Color_Merged.pdf](#)

ATTACHMENT: [44 21-0458-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Wakimoto Tadano Trust and Gary Tadano TRS (Richmond American Homes of Nevada Inc.) for a zone change, a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 44 was heard in conjunction with Item Nos. 45 and 46.

Following introduction of Item Nos. 44, 45, and 46, Stephanie Allen, the applicant's representative, advised that the property was master-planned as RNP; many lots surrounding the subject property were half-acre lots; surrounding developments were done as Residential Planned Unit Development (REPUD) with densities at approximately 2.5 units per acre; the property was proposed at three units per acre; all single-story homes; the proposed site plan was drawn up by the neighbors; an access point was located off of Pyle Avenue; a stub street was located along the south part of the neighbor's home, without access onto Gillespie Street; side-loaded lots would be located on the western and northern property lines; the mix of lot sizes range from 8,000 to 13,000 square feet; some homes would include RV garages; full offsites were included but a waiver of streetlights along Rancho Destino Road was requested; and additional agreed-upon conditions were read into the record.

Kami Grafiada advised that the project was a three-year process; and all conditions were acknowledged and approved.

ACTION: It was moved by Commissioner Michael Naft that Item Nos. 44, 45, and 46 be approved, subject to staff's conditions as noted below and with additional conditions read into the record, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Jim Gibson

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- All single story homes;
- Design review as a public hearing on any significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Add a mix of 24 inch box Shoestring Acacia trees and 24 inch box Italian Cypress trees every 15 feet on center along the north property lines of lots 9 and 10 per the revised landscape plan submitted on November 2, 2021;
- Add 24 inch box Shoestring Acacia trees every 15 feet on center along the east property lines of lots 10, 11, and 12, and along the northern property line adjacent to the eastern stub "Street C" per the revised landscape plan submitted on November 2, 2021;
- Provide landscaping at the eastern end of the stub "Street C" in conformance with Clark County Water Reclamation District and Las Vegas Valley Water District standards;
- Provide a 9 foot redundant screen wall (on top of any possibly necessary retaining wall) along the eastern side of lots 10, 11 and 12;
- Provide a 9 foot redundant screen wall (on top of any possibly necessary retaining wall) along a portion of the northern side of stub "Street C" for sixty-five (65) linear feet beginning at the western edge of the property on stub "Street C";
- Install a root barrier along the northern wall on stub "Street C" to protect the northern exposed wall from water seepage to the property owner to the north;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Pyle Avenue and Gilespie Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;
- Dedicate any right-of-way and easements necessary or the Pyle Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-28-204-001 and 177-28-204-011; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Giles pie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Giles pie Street and a portion of Giles pie Street located between Pyle Avenue and Wellspring Avenue (alignment) within Enterprise (description on file). MN/rk/jd (For possible action)

ATTACHMENT: [VS-21-0459_Color_Merged.pdf](#)

ATTACHMENT: [45 21-0459-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Wakimoto Tadano Trust and Gary Tadano TRS (Richmond American Homes of Nevada Inc.) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 45 was heard in conjunction with Item Nos. 44 and 46.

ACTION: Approved, subject to staff's conditions as noted below (See Item No. 44 for discussion, motion, and vote).

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

46. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
AMENDED TENTATIVE MAP consisting of 22 (previously 24) single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/jd (For possible action)

ATTACHMENT: [TM-21-500136_Color_Merged.pdf](#)

ATTACHMENT: [46 21-500136-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Wakimoto Tadano Trust and Gary Tadano TRS (Richmond American Homes of Nevada Inc.) for an amended tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 46 was heard in conjunction with Item Nos. 44 and 45.

ACTION: Approved, subject to staff's conditions as noted below (See Item No. 44 for discussion, motion, and vote).

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.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Pyle Avenue and Giles pie Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;
- Dedicate any right-of-way and easements necessary or the Pyle Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Street A shall have an approved street name with the suffix of Court;
- Street B is an extension of Elizabeth Ann Lane and shall assume the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

47. NZC-21-0468-HACIENDA ASSOCIATES LP:
ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) increase wall height; 4) reduce width of private streets; 5) reduce street intersection off-set; and 6) reduce back of curb radius.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file).
JJ/md/jo (For possible action)

ATTACHMENT: NZC-21-0468_Color_Merged.pdf

ATTACHMENT: 47 21-0468-111721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Hacienda Associates, LP (Touchstone Living, Inc.) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 47 was heard in conjunction with Item Nos. 48 and 49.

Following introduction of Item Nos. 47, 48, and 49, Tony Celeste, the applicant's representative, advised that the subject site was just under five acres; the applicant established an infill site for workforce and attainable housing; spoke regarding the surrounding properties; prospective buyers would be former apartment dwellers; the project was a townhome attached product; a maxed density of 17.9 units per acre was proposed; submitted a revised plan with open spaces at the entryway; the pool area was relocated; the revised plan allowed for six-plexes; and parking standards were met with no parking garages.

Responding to a question from Commissioner Jones, Jason Allswang, Senior Plan Checker, and Mr. Celeste addressed throat depth, and advised of the many driveways in the area to reduce the conflict area; all residents would park in front of their units and the only parking towards the front entrance was considered guest parking or overflow parking with minimal use planned.

ACTION: It was moved by Commissioner Justin Jones that Item Nos. 47, 48, and 49 be approved, subject to staff's conditions as noted below and with the additional condition accepted by the applicant to work with Public Works to address concerns with the entryway from Russell Road, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Jim Gibson

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Continue to coordinate Russell Road entrance with Public Works to provide appropriate ingress/egress;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. VS-21-0469-HACIENDA ASSOCIATES LP:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action)

ATTACHMENT: [VS-21-0469_Color_Merged.pdf](#)

ATTACHMENT: [48 21-0469-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Hacienda Associates, LP (Touchstone Living, Inc) to vacate and abandon easements of interest (as indicated on the

ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 48 was heard in conjunction with Item Nos. 47 and 49.

ACTION: Approved, subject to staff's conditions as noted below (See Item No. 47 for discussion, motion, and vote).

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

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

49. TM-21-500139-HACIENDA ASSOCIATES LP:
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action)

ATTACHMENT: [TM-21-500139_Color_Merged.pdf](#)

ATTACHMENT: [49 21-500139-111721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Hacienda Associates, LP (Touchstone Living, Inc) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 49 was heard in conjunction with Item Nos. 47 and 48.

ACTION: Approved, subject to staff's conditions as noted below (See Item No. 47 for discussion, motion, and vote).

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.

Public Works - Development Review

- Continue to coordinate Russell Road entrance with Public Works to provide appropriate ingress/egress;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Verbena, Bell Flower, Catmint are previously recorded and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. WS-21-0457-BUILDING HOPE BETTY LANE, LLC:
APPEAL WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/jo (For possible action)

ATTACHMENT: [WS-21-0457 Color Merged.pdf](#)

ATTACHMENT: [50 21-0457-111721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning

Commission that the Board of County Commissioners approve the aforementioned described application of Building Hope Betty Lane, LLC (Ethos | Three Architecture) for a waiver of development standards (as indicated on the ATTACHED agenda item) (appealed by a neighbor):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, John Sullivan, the applicant's representative, provided a brief history on the project; the waiver for development standards was for alternative landscaping along the southern side of the property; and advised that per a Geotek study, no irrigation was recommended in the area due to expansive soils.

Lauren Graves spoke regarding various water issues on the property; the wall on the property was only waterproofed on one side which raised a concern of possible cracks in the wall; the main concern was the type of tree, a Texas Mountain Laurel, which was approved for landscaping and whose seed pods were considered highly toxic; and recommended that the standard not be waived which would allow for the planting of pine trees.

Mary Ann Deane spoke in opposition to the item due to the approved tree for landscaping whose seed pods were highly toxic.

Responding to a question from Commissioner Segerblom, Mr. Sullivan advised that the type of tree had been previously approved by the County; and that the trees would be planted in sealed boxes to contain the irrigation.

Ms. Amundsen advised that the trees chosen should be listed on the Southern Nevada Water Authority SNRPC Tree List.

ACTION: It was moved by Commissioner Tick Segerblom that the application be approved, subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Jim Gibson

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that trees must be consistent with the Southern Nevada Water Authority plant list and be appropriate for box planting to ensure the tree's survival; 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.

51. ORD-21-900627: Introduce an ordinance to consider adoption of a Development Agreement with JONES 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south

of Roy Horn Way and east of Torrey Pines Dr within Enterprise. MN/tk (For possible action)

ATTACHMENT: ORD-21-900627INTRO

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Jones 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south of Roy Horn Way and east of Torrey Pines Drive within Enterprise. (For possible action):

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 11-17-21-1).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on December 8, 2021.

52. ORD-21-900688: 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 September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action)

ATTACHMENT: ORD-21-900688INTRO.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of recommendation that the Board of County Commissioners 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 September 22, 2021 and October 6, 2021, and in Assessor's Book. 163. (For possible action)

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 11-17-21-2).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on December 8, 2021.

53. ORD-21-900689: Introduce an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

ATTACHMENT: ORD-21-900689INTRO.pdf

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 11-17-21-3).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on December 8, 2021.

PUBLIC COMMENTS

At this time, Chair Kirkpatrick asked if there were any persons present wishing to be heard on any items not on the agenda as posted.

SPEAKER(S): None

There being no further business to come before the Board at this time, at the hour of 1:37 p.m., the meeting was adjourned.

APPROVED:

/s/ Marilyn K. Kirkpatrick
MARILYN K. KIRKPATRICK, CHAIR

ATTEST:

/s/ Lynn Marie Goya
LYNN MARIE GOYA, COUNTY CLERK