

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY PLANNING COMMISSION**  
**7:00 P.M., TUESDAY, OCTOBER 3, 2023**

---

**LEGAL NOTICE:** Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

---

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

**Planning Commission Meeting minutes for 09/05/23.**

**Planning Commission Briefing Meeting minutes for 09/05/23.**

**ROUTINE ACTION ITEMS (4 - 23):** These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 21 through 23 will be forwarded to the Board of County Commissioners' meeting for final action.

4. DR-23-0535-COUNTY OF CLARK (AVIATION):  
DESIGN REVIEW for signage in conjunction with Harry Reid International Airport on a portion of 90.0 acres in a P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone. Generally located on the southwest corner of Tropicana Avenue and Paradise Road within Paradise. JG/jud/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Department of Aviation**

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.

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

5. ET-23-400119 (UC-20-0123)-MERSHO GRJT, LLC:  
 USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use; and 4) reduce separation for a proposed gasoline station to a residential use.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce street landscaping along attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.  
 DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/mh/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until October 3, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

6. ET-23-400121 (UC-20-0344)-NEEDHAM HOWARD J & CHRISTINE S:  
 USE PERMIT FIRST EXTENSION OF TIME for a daycare facility in conjunction with an existing office complex on 1.9 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, approximately 215 feet north of Rawhide Street within Paradise. JG/nai/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until August 28, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

7. SC-23-0569-29 MCCARRAN CENTER LC:  
STREET NAME CHANGE to change the name of a private drive from Harrahs Court to State of Nevada Way. Generally located on the east side of Bermuda Road and the north side of Capovilla Avenue within Paradise. MN/jud/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Subject to changing 1 Harrahs Court to 1 State of Nevada Way;**
- **Subject to changing 7160 Bermuda Road to 7 State of Nevada Way.**
- **Applicant is advised that the developer is responsible for installing street signs to County standards; and 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.**

8. TM-23-500117-JONES SUNSET, LLC:  
TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone and a C-1 (Local Business) (AE-60) Zone. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action)

**HELD - 10/17/23 - per the applicant.**

9. UC-23-0479-OS HOUSING COMPANY, LLC:  
USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/lm/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

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

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

10. UC-23-0504-SUMMERLIN 43, LLC:  
USE PERMIT for modified development standards to a previously approved townhome development on 0.03 acres in an R-4 (Multiple Family District) within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the east side of Blossom Point Street, the west side of Plaza Centre Drive, approximately 160 feet north of Allerton Park Drive within Summerlin South. JJ/nai/syp (For possible action)

**APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Comprehensive Planning**

- Applicant is advised that 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.

11. UC-23-0509-WINNER PROPERTIES, LLC:

USE PERMITS for the following: 1) eliminate the requirement for the primary means of access to be through the interior of the restaurant; and 2) eliminate pedestrian access for outside dining and drinking in conjunction with an existing restaurant on a portion of 7.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/mh/syp (For possible action)

**APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

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

12. UC-23-0524-POLIS BROTHERS, LLC:

USE PERMIT for proposed alcohol sales, liquor-packaged only as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a parking lot within an existing commercial complex on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/tpd/syp (For possible action)

**APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

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

13. UC-23-0529-MOJAVE EDUCATIONAL FOUNDATION INC:

USE PERMITS for the following: 1) school; and 2) daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce throat depths; 3) waive commercial curb return requirements; and 4) reduce drive aisle width.

DESIGN REVIEW for a proposed school (elementary) and daycare on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/rr/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Traffic study update and compliance;**
- **Coordinate with Public Works for the installation of school zone/pedestrian flashers on Desert Inn Road.**

**Fire Prevention Bureau**

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

14. UC-23-0547-NV LAS DEC, LLC:

USE PERMIT to allow an accessory structure (walls) prior to a principal use on 30.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Maule Avenue and the west side of Jones Boulevard within Enterprise. MN/tpd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **3 years to review if street landscaping has not been installed.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

15. UC-23-0553-SG VEGAS OWNER, LLC:  
USE PERMIT for retail sales (kiosks).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive setback; and 2) waive landscaping.  
DESIGN REVIEW for retail sales kiosks in conjunction with an approved shopping center on 6.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 330 feet south of Harmon Avenue within Paradise. JG/rr/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;**
- **Kiosks shall be designed so that business may be conducted from within the kiosk.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- **Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.**

**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 #0456-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. VS-23-0454-THOMSON JAMES F & LISA G:  
VACATE AND ABANDON easements of interest to Clark County located between Robertson Road and Elvis Alive Drive, and between Kyle Canyon Road and Iron Mountain Road (alignment) within Lower Kyle Canyon (description on file). RM/jgh/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 30 feet for Elvis Alive Drive;**
- **Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

17. VS-23-0536-SUNSET INTERCHANGE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Martin Avenue and Sunset Road, and between Quarterhorse Lane and Dapple Gray Road, and a portion of right-of-way being Quarterhorse Lane between Sunset Road and Martin Avenue; and a portion of right-of-way being Dapple Gray Road between Sunset Road and Martin Avenue within Spring Valley (description on file). JJ/rp/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Satisfy utility companies' requirements.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and that VS-21-0644 and VS-21-0722 must remain current.**

18. WS-23-0481-JAS ORTON AND SONS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce separation for monument signs.

DESIGN REVIEW for a monument sign in conjunction with an approved shopping center on a portion of 7.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road and the west side of Valley View Boulevard within Paradise. MN/sd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

19. WS-23-0526-QIAN YONGHONG & WANG LIWEI:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing building addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Fame Avenue, 180 feet west of Acclaim Way within Spring Valley. MN/rp/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Plant 1 small tree (as recommended on the Southern Nevada Regional Plant List) along the north property line.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

20. WS-23-0537-RMA BICENTENNIAL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate cross access; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce the height/setback ratio requirement adjacent to a single family residential use in conjunction with a previously approved restaurant with drive-thru and outside dining on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue, 380 feet west of Dean Martin Drive within Enterprise. JJ/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 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 installation and use of cooling systems that consumptively use water will be prohibited; that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

21. PA-23-700025-BWNV, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

**ADOPTED - FORWARDED TO THE 11/08/23 BCC MEETING.**

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

- **No comment.**

22. ZC-23-0541-BW NV, LLC:

ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

USE PERMITS for the following: 1) vehicle repair; and 2) vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action)

**APPROVED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Design review as a public hearing for future development;**
- **No outside repair of vehicles;**
- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 person per acre at any time;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that certain uses are not permitted in the airport environs and certain uses will require a special use permit; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 use permits, waiver of development standards, and design reviews must commence within 4 years of approval date or they 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.**
- **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; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.**

**Fire Prevention Bureau**

- **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.**

**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 #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

23. TM-23-500113-BW NV, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/r/r/syp (For possible action)

**APPROVED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Comprehensive Planning**

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**
- **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; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.**

**Comprehensive Planning - Addressing**

- **No comment.**

**Fire Prevention Bureau**

- 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.

**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 #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**NON-ROUTINE ACTION ITEMS (24 - 46):** These items will be considered separately. Items 39 through 45 will be forwarded to the Board of County Commissioners' meeting for final action.

24. SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:  
STREET NAME CHANGE to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action)

**HELD - 10/17/23 - per the applicant.**

25. UC-23-0374-MILLER WILLIAM SCOTT & MISTI MICHELLE:  
HOLDOVER USE PERMITS for the following: 1) allow an accessory structure (detached carport) which is not architecturally compatible with the principal building; and 2) waive applicable design standards.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of Lone Mountain Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- 1 year to complete the permit and inspection process with any extension of time to be 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.

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

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

26. UC-23-0502-TAKACH ROBERT & CAYME:

USE PERMIT to allow alternative design standards for an accessory structure (carport).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; and 2) allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action)

**PLANNING COMMISSION RECOMMENDATION - APPROVAL -**

**Comprehensive Planning**

- Applicant to remove gate and install a slump stone wall.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site permits may be required.

**Southern Nevada Health District (SNHD) - Engineering**

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

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS DENIED.**

**THIS ITEM HAS BEEN APPEALED and scheduled for the 11/08/23 BCC meeting for final action.**

27. UC-23-0505-RALPHS FAMILY TRUST & RALPHS RANDALL J & KIMBERLYN J:

USE PERMITS for the following: 1) allow an accessory structure (shade structure) to exceed one half of the footprint of the principal dwelling; and 2) allow cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; 2) reduce setback; and 3) increase height in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Eddingham Court, 526 feet north of Brynhurst Drive within Sunrise Manor. MK/rp/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.

- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

28. UC-23-0514-CAMMARERI ADRIENNE:

USE PERMIT to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Wynn Road and Cannoli Circle within Paradise. MN/jud/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to review as a public hearing.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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.**

**Southern Nevada Health District (SNHD) - Engineering**

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

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

- **Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.**

29. UC-23-0517-NERVOSA LLC:

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.

DESIGN REVIEW for a multiple family development on 0.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Twain Avenue, 235 feet west of University Center Drive within Paradise. TS/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0286-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. WS-23-0495-HERNANDEZ PABLO ETAL & HERNANDEZ FRANCISCO:  
WAIVER OF DEVELOPMENT STANDARDS to reduce the net lot size in conjunction with a minor subdivision on 2.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the northeast corner of Riley Street and Lone Mountain Road within Lone Mountain. RM/jud/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and that to inquire with 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.**

31. WS-23-0499-SEC 1910, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex. DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)

**HELD - 10/17/23 - per the applicant.**

32. WS-23-0500-KING FUTT'S PFM LLC SERIES 5700 BOULDER:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) fence height; 2) fence setbacks; and 3) driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a proposed mini-warehouse facility in conjunction with an existing retail building on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the southwest side of Boulder Highway and the southeast side of English Avenue within Whitney. JG/hw/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Colors of the existing building to match mini-warehouse building;**
- **Landscaping per plans;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;**
- **Full off-site improvements.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**Fire Prevention Bureau**

- **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.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended, and to provide access to all points of building within 250 feet.**

**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 #0287-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

33. WS-23-0518-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for the principal building; and 2) eliminate setbacks for the principal and accessory buildings in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to complete building permit and inspection process with any extension of time to be a public hearing.**
- **Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.**

34. PA-23-700016-WY INVESTMENTS LLC:  
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

**HELD - 11/07/23 - per the applicant.**

35. ZC-23-0288-WY INVESTMENTS, LLC:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (no longer needed); 2) reduce parking; 3) reduce garage openings onto a drive aisle; 4) increase wall height; and 5) reduce the height/setback ratio requirement adjacent to a single family residential use (previously not notified).  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

**HELD - 11/07/23 - per the applicant.**

36. PA-23-700023-AUTOZONE INC:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.0 acres. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise. TS/gc (For possible action)

**HELD - 10/17/23 - per the applicant.**



37. ZC-23-0522-AUTOZONE, INC.:  
ZONE CHANGE to reclassify 2.0 acres from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.  
USE PERMIT to allow retail sales.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) landscaping; 3) increase retaining wall height; and 4) driveway geometrics.  
DESIGN REVIEW for a warehouse/storage building addition in conjunction with an existing retail building. Generally located on the southwest corner of Desert Inn Road and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

**HELD - 10/17/23 - per the applicant.**

38. VS-23-0523-AUTOZONE, INC.:  
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Segoe Drive and between Pecos-Mcleod Interconnect and Mojave Road within Paradise (description on file). TS/jor/syp (For possible action)

**HELD - 10/17/23 - per the applicant.**

39. PA-23-700024-STORYBOOK INVESTMENTS, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 9.6 acres. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise. MN/rk (For possible action)

**ADOPTED - FORWARDED TO THE 11/08/23 BCC MEETING.**

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

- **No comment.**

40. ZC-23-0538-STORYBOOK INVESTMENTS, LLC:  
ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) signage; 3) trash enclosure; 4) attached sidewalk with alternative landscaping; 5) reduce street width; and 6) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) proposed multiple family residential development; 2) signage and lighting; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action)

**APPROVED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Relocate the trash enclosure on APN 177-14-301-016 to meet or exceed the 50 foot requirement from the western boundary;**
- **Provide a pedestrian crossing between the project sidewalk and the trash enclosure located at the southeast portion of APN 177-14-301-019;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 waivers of development standards and design reviews must commence within 2 years of approval date or they 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;
- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;
- Coordinate with Public Works for the dedication of right-of-way for the Beltway on APNs 177-14-401-031 and 177-14-301-027.
- 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.

**Fire Prevention Bureau**

- 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.

**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 #0288-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. VS-23-0539-STORYBOOK INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I 215, and between Wigwam Avenue and Pebble Road, and a portion of a right-of-way being Ford Avenue located between Maryland Parkway and I 215 within Paradise (description on file). MN/rk/syp (For possible action)

**APPROVED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;

- **Coordinate with Public Works for the dedication of right-of-way for the I 215 on APNs 177-14-401-031 and 177-14-301-027;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

**Fire Prevention Bureau**

- **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.**

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

- **No objection.**

42. NZC-23-0471-REDWOOD B DIAMOND LLC:  
 HOLDOVER ZONE CHANGE to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
 USE PERMITS for the following: 1) assisted living facility; and 2) permit outside dining and drinking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) dedication of right-of-way; and 2) allow modified driveway design standards.  
 DESIGN REVIEWS for the following: 1) assisted living facility; 2) vehicle (automobile) wash; 3) hotel; 4) retail building; 5) restaurant with drive-thru; 6) on-premises consumption of alcohol establishment (tavern); and 7) finished grade. Generally located on the east side of Redwood Street and the south side of Blue Diamond Road within Enterprise (description on file). JJ/md/ja (For possible action)

**DENIED - FORWARDED TO THE 11/08/23 BCC MEETING.**

43. VS-23-0472-REDWOOD B DIAMOND, LLC:  
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). JJ/md/ja (For possible action)

**DENIED - FORWARDED TO THE 11/08/23 BCC MEETING.**

44. PA-23-700022-RMR GOWAN, LLC:  
 HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)

**ADOPTED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Fire Prevention Bureau**

- **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.**

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

- **No comment.**

45. ZC-23-0477-RMR GOWAN, LLC:  
HOLDOVER ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) eliminate landscaping; and 3) eliminate trash enclosure.  
DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

**APPROVED - FORWARDED TO THE 11/08/23 BCC MEETING.**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;**
- **Storage yard to be open between 6:00 a.m. and 9:00 p.m.;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 40 feet for Gowan Road and associated spandrel.**

**Fire Prevention Bureau**

- **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.**

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

- **No comment.**

**ORDINANCE**

46. ORD-23-900469: Review an ordinance to rename existing zoning districts pursuant to the recently adopted Title 30, modify the effective date for the repeal of Title 30, and make corrections and clarifications as appropriate; and direct staff accordingly. (For possible action)

**REVIEWED – FORWARDED TO THE 10/04/23 BCC MEETING FOR INTRODUCTION.**

**PUBLIC COMMENTS**

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.