

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, MAY 18, 2021

1. Public Comments - Comments by the General Public. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

Planning Commission Meeting minutes for 04/20/21.

ROUTINE ACTION ITEMS (4 - 21): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

4. DR-21-0144-AMERICA FIRST FEDERAL CREDIT UNION:
DESIGN REVIEWS for the following: 1) signage; and 2) lighting for a proposed financial services building (America First Credit Union) in conjunction with an approved retail center on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Maryland Parkway and Silverado Ranch Boulevard within Paradise. MN/sd/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

5. ET-21-400047 (UC-18-0907)-TEACHERS APPLE PRE-SCHOOL, INC.:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow a home occupation to be conducted outside; 2) allow more than 1 student at a time for a proposed home occupation (dog training); 3) allow an employee other than family members; and 4) allow an existing accessory structure (storage container) not architecturally compatible with the principal dwelling in conjunction with an existing single family residence on a portion of 1.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Windmill Lane and the east side of Gilespie Street within Enterprise. MN/rk/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **1 year to commence and review as a public hearing;**
- **No special events;**
- **Connex box to be screened and moved to the east side of the property;**
- **Maximum of 1 dog per training session;**
- **No dog boarding;**
- **Upon demonstrating that the use has not caused an adverse effect to the area, an increase in the number of dogs per training session may be requested with a future application for review;**
- **Training sessions to be conducted weekdays between 8:00 a.m. and 8:00 p.m. only;**
- **No explosive training activities such as mock explosives or shooting blanks at any time;**
- **Obtain all necessary permits and business licensing.**
- **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 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.**

6. UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:
HOLDOVER USE PERMIT for a school (kindergarten through 8th grade).
DESIGN REVIEW for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action)

WITHDRAWN - without prejudice.

7. UC-21-0134-PROGRESSIVE CASUALTY INS., CO.:
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a vehicle paint and body shop not in conjunction with vehicle sales; 2) service bay doors facing the street; and 3) reduced separation to a residential use on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 750 feet north of Desert Inn Road within Winchester. TS/nr/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant to reestablish intensive landscape buffer adjacent to residential development;
- 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.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; any changes in occupancy classification may have impacts on both the site plan and construction; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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.

8. UC-21-0135-HIGHLAND PARTNERS, LLC:
USE PERMITS for the following: 1) outside dining and drinking; and 2) on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing restaurant on a 0.5 acre portion of 1.3 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the northwest corner of Capella Avenue and Highland Drive within Winchester. TS/nr/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Clark County Water Reclamation District (CCWRD)

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

9. UC-21-0141-UTE INDIAN TRIBE:

USE PERMIT for vehicle maintenance service bay doors facing the street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nr/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that 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;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 10 feet for Rainbow Boulevard.**
- **Applicant is advised that the sidewalk for the curb return driveways needs to extend into the site to be in compliance with Uniform Standard Drawing 222.1 and the Americans with Disabilities Act (ADA).**

Building Department - Fire Prevention

- **Applicant is advised that cross access easements will be required for fire lanes that travel between properties.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0463-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

10. UC-21-0151-APACHE 3, LLC:
USE PERMITS for the following: 1) reduced separation; and 2) eliminate the pedestrian access area. DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with an existing restaurant within an existing shopping center on a portion of 4.0 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

11. VS-21-0133-PRUITT, MATTHEW MCLANE & SABRINA:
VACATE AND ABANDON easements of interest to Clark County located between Horse Drive and Brent Lane (alignment), and between Cardenas Way (alignment) and Moss Way within Lower Kyle Canyon (description on file). RM/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- **Compliance with approved drainage study PW20-16022;**
- **Right-of-way dedication to include 40 feet for Horse Drive, 30 feet for Cardenas Way, 30 feet for Guy Avenue, and associated spandrels;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

12. VS-21-0147-A & M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT, INC.: VACATE AND ABANDON easements of interest to Clark County located between Monroe Avenue and Owens Avenue and between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/jor/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to the applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. VS-21-0148-EDMOND RUSSELL TRIANGLE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road within Spring Valley (description on file). MN/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

14. VS-21-0154-SERENE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Pollock Drive, and between Serene Avenue and Silverado Ranch Boulevard within Paradise (description on file). MN/bb/jd (For possible action)

CONDITIONS OF APPROVAL –

Current Planning

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

Public Works - Development Review

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

15. WS-21-0112-SERENE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jvm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

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.

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.

16. TM-20-500187-SERENE, LLC:
HOLDOVER TENTATIVE MAP consisting of 386 condominium units and common lots on 19.4 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Install signage at the western Serene Avenue driveway indicating that the driveway is for residents only.
- Applicant is advised that off-site permits may be required.

Current Planning Division - Addressing

- Adding additional units to an existing condominium project may require the unit numbers to be re-assigned to all units to ensure continuity;
- The unit numbers shall be reviewed and approved during the final map process.

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 as amended.

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 #0133-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. TM-20-500188-SERENE, LLC:
HOLDOVER TENTATIVE MAP consisting of 293 condominium units and common lots on 8.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise. MN/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Applicant to work with Public Works to provide a suitable turn-around area at the Serene Avenue driveway;
- Drainage study and compliance;
- Traffic study and compliance;
- Install signage at the western Serene Avenue driveway indicating that the driveway is for residents only.
- Applicant is advised that off-site permits may be required.

Current Planning Division - Addressing

- Adding additional units to an existing condominium project may require the unit numbers to be re-assigned to all units to ensure continuity;
- The unit numbers shall be reviewed and approved during the final map process.

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 any fire/emergency access must comply with the Fire Code as amended.

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 #0133-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. WS-21-0142-BLAZVICK FAMILY TRUST:
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ann Road, 145 feet east of Park Street within Lone Mountain. RM/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant to provide landscaping between the addition and the south property line;
- 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.

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised to contact the SNHD Environmental Health Division at 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.**

19. WS-21-0146-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ja (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

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

20. WS-21-0150-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

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

21. WS-21-0153-JOHNSON, RICKEY L. LIVING TRUST, ET AL:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) allow alternative screening 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 Monte Cristo Way and Coley Avenue within Spring Valley. JJ/jor/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Plant three, 24 inch box Mondell pine trees, 20 feet on center along the western half of the north property line;**
- **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

- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at 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.

NON-ROUTINE ACTION ITEMS (22 - 31): These items will be considered separately. Items 30 & 31 will be forwarded to the Board of County Commissioners' meeting for final action.

22. PA-21-700001-LH VENTURES, LLC:
 PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

HELD - 06/01/21 - per the applicant.

23. NZC-21-0137-LH VENTURES, LLC:
 ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
 DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

HELD - 06/01/21 - per the applicant.

24. WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:
 WAIVER OF CONDITIONS of a zone change requiring to rededicate 25 feet to the back of curb for Montessouri Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessouri Street and Raven Avenue, and a radius at the intersection of Montessouri Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)

WITHDRAWN - without prejudice.

25. WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:
WAIVER OF CONDITIONS of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessouri Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessouri Street and Raven Avenue, and a radius at the intersection of Montessouri Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)

WITHDRAWN - without prejudice.

26. VS-21-0136-LV RAINBOW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

WITHDRAWN - without prejudice.

27. VS-21-0138-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

HELD - 06/01/21 - per the applicant.

28. TM-21-500034-LH VENTURES, LLC:
TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)

HELD - 06/01/21 - per the applicant.

29. VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

30. NZC-21-0037-COUNTY OF CLARK (AVIATION):
HOLDOVER ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/02/21 BCC MEETING.

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **No permits shall be issued until the deed conveying ownership of the parcels to the applicant, LV Cactus Schrills, LLC., or its successors or assigns, is recorded;**
- **Provide cross access with the adjacent parcels to the east and west if the adjacent parcels develop with commercial uses;**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future restaurant uses within the retail buildings may require additional on-site spaces or a land use application to reduce the required number of parking spaces which may not be supported by staff; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0454-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1C WAS DENIED.

31. NZC-21-0038-UL215, LLC ETAL & UW215, LLC:
 HOLDOVER AMENDED ZONE CHANGE to reclassify 18.7 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.
 DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 06/16/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 3 years;
- Limit sign radiance to 300 nits (auto adjusted);
- Minimum time for display of message is 6 seconds before message changes to a new image;

- 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

- Enter into a cost participation agreement for a sidewalk along Rafael Rivera Way from the private drive aisle, known as Riley Street, west/northwest to the concrete barrier;
- Grant an easement along the entire frontage of the site adjacent to Rafael Rivera Way for pedestrian access;
- Grant an easement over the sidewalk along the entire frontage of the site adjacent to the private drive aisle, known as Riley Street, for pedestrian access;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Clark County Public Works - Directors Office for the Beltway frontage road improvement project;
- Coordinate with Public Works - Development Review for improvements in or adjacent to the slope easements.
- Applicant is advised that off-site improvement permits may be required 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (portions of site included in this scope may not allow access to future pads); and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #6B WAS WITHDRAWN WITHOUT PREJUDICE.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.