
OPENING CEREMONIES

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 3rd day of February, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:04 a.m. by Chair Kirkpatrick, and on roll call, the following members were present, constituting all of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Marilyn Kirkpatrick
Jim Gibson
Justin Jones
Michael Naft
Tick Segerblom
Ross Miller
William McCurdy II

Absent: None

Also Present:

Robert Warhola, Deputy District Attorney
Nancy Amundsen, Director Comprehensive Planning
Sami Real, Planning Manager
Antonio Papazian, Assistant Manager of Development Review
Jewel Gooden, Assistant Clerk, BCC
Sue Wohlbrandt, Senior Recordation Technician
Keri Miller, Deputy Clerk (virtual)

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.**

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

SPEAKER(S): None

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

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

ACTION: It was moved by Commissioner Jim Gibson that the agenda be approved, with the deletion of Item Nos. 5, 25, 28, 29, 30, 31, 40, 41, and 42 with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. **Approval of minutes. (For possible action)**

ACTION: It was moved by Commissioner Jim Gibson that the minutes of the regular meeting of January 6, 2021 be approved, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

4. **DR-20-0573-GREYSTONE NEVADA, LLC:**

DESIGN REVIEW for a final grading plan for a hillside development (slopes greater than 12%) in conjunction with a previously approved single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) with Enterprise. JJ/md/jd (For possible action)

ATTACHMENT: [DR-20-0573_Color_Merged.pdf](#)

ATTACHMENT: [04 20-0573-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Greystone Nevada, LLC for a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised 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 a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0566-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

5. **AR-20-400159 (UC-20-0087)-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:**

USE PERMIT FIRST APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from

an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)

ATTACHMENT: [AR-20-400159_Color_Merged.pdf](#)

ATTACHMENT: [05 20-400159-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Nina K Roberts Revocable Trust & Nina K Roberts Trs (Maria Verduzco) for a use permit first application for review, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to February 17, 2021 per Commissioner Segerblom).

6. **AR-20-400161 (UC-18-0793)-PHW LV, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) permit an accessory use (retail booth) to not have primary access through a resort hotel; and 2) deviations per plans on file.
DEVIATIONS for the following: 1) permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and 2) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) a retail booth (gelato stand); and 2) modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/jd (For possible action)

ATTACHMENT: [AR-20-400161_Color_Merged.pdf](#)

ATTACHMENT: [06 20-400161-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of PHW LV, LLC (PHWLTV, LLC) for use permits first application for review, deviations, and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

- Remove the time limit.

7. **ET-20-400154 (NZC-0052-17)-BELTWAY DEWEY, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian

Way within Spring Valley (description on file). JJ/jgh/jd (For possible action)

ATTACHMENT: [ET-20-400154_Color_Merged.pdf](#)

ATTACHMENT: [39 20-400154-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Beltway Dewey, LLC (Gragson Lone Mesa II, LLC, Et Al) for a zone change first extension of time and design review (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff recommended that Current Planning bullet No. 1 be revised to read: Until February 3, 2023 to complete.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until February 3, 2023 to complete.
- Applicant is advised that 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 application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

8. **ET-20-400156 (VS-18-0094)-DBAC, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Maule Avenue and CC 215, and between Hinson Street and Arville Street and a portion of right-of-way being Pamalyn Avenue between Hinson Street and Arville Street within Enterprise (description on file). MN/jgh/jd (For possible action)

ATTACHMENT: [ET-20-400156_Color_Merged.pdf](#)

ATTACHMENT: [08 20-400156-020321.docx](#)

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until March 21, 2023 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

9. **ET-20-400158 (VS-18-0589)-DBAC, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Maule Avenue and CC 215, and between Schirlls Street (alignment) and Schuster Street (alignment) within Enterprise (description on file). MN/jgh/jd (For possible action)

ATTACHMENT: ET-20-400158_Color_Merged.pdf

ATTACHMENT: 09 20-400158-020321.docx

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until September 18, 2023 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

10. **ET-20-400150 (WS-18-0108)-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) waive landscaping along a collector street (Maule Avenue); 2) increase wall height; 3) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 4) reduce street intersection off-sets; and 5) allow non-standard street sections in conjunction with a

proposed single family residential development.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. MN/jgh/jd (For possible action)

ATTACHMENT: [ET-20-400150_Color_Merged.pdf](#)

ATTACHMENT: [10 20-400150-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DBAC, LLC for waivers of development standards first extension of time and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until March 21, 2023 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

11. **ET-20-400162 (WS-18-0812)-SHERREL KIRK, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEW for a grocery store and a gasoline station on a portion of 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lewis Ranch Road and the south side of I-15 within Moapa. MK/jor/jd (For possible action)

ATTACHMENT: [ET-20-400162_Color_Merged.pdf](#)

ATTACHMENT: [11 20-400162-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Sherrel Kirk, Inc. (Gemie Knisely) for a waiver of development standards first extension of time and design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until December 5, 2022 to commence.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

12. **UC-20-0525-WALTERS GROUP:**

USE PERMITS for the following: 1) retail sales (coffee stand) that does not primarily service customers/employees of a business park; 2) allow exterior advertising for a retail business; and 3) increase floor area for a retail business.

DESIGN REVIEW for a retail building (coffee stand) with drive-thru service on 0.5 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 560 feet west of Cimarron Road within Spring Valley. MN/al/jd (For possible action)

ATTACHMENT: [UC-20-0525_Color_Merged.pdf](#)

ATTACHMENT: [12 20-0525-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Walters Group (BP Holdings, Inc.) for use permits and a design review (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff requested that a condition be added under Current Planning to read: Compliance with queuing plans on file.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Compliance with queuing plans on file;
- 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.
- Applicant is advised that 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.

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 #0306-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

13. **UC-20-0572-FTH NEVADA INC:
USE PERMIT for a proposed marijuana establishment (dispensary) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)**

ATTACHMENT: UC-20-0572_Color_Merged.pdf

ATTACHMENT: 13 20-0572-020321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Fth Nevada Inc (Natural Medicine) for a use permit (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 13 was taken in conjunction with Item No. 14.

Following introduction of Item Nos. 13 and 14, the Board was advised by Lucy Stewart, the applicant’s representative, that the application was submitted for the relocation of a marijuana establishment (dispensary).

In response to Commissioner Jones, the applicant’s representative advised that the hours of operation will be from 8:00 a.m. to 12:00 a.m.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 13 and 14 be approved, subject to staff and additional conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

- Hours of operation limited to 8:00 a.m. to 12:00 a.m.;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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

- Traffic study and compliance;
- Grant pedestrian access easements at the driveway locations.

Clark County Water Reclamation District (CCWRD)

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

14. **UC-20-0586-FTH NEVADA INC:
USE PERMIT for a proposed marijuana establishment (retail marijuana store) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)**

ATTACHMENT: [UC-20-0586_Color_Merged.pdf](#)

ATTACHMENT: [14 20-0586-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Fth Nevada Inc (Natural Medicine) for a use permit (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 14 was heard in conjunction with Item No. 13.

ACTION: Approved, subject to staff's and additional conditions as noted below (see Item No. 13 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Hours of operation limited to 8:00 a.m. to 12:00 a.m.;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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

- Traffic study and compliance;
- Grant pedestrian access easements at the driveway locations.

15. **VS-20-0552-MOUNTAIN WEST ASSOCIATES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/al/jd (For possible action)**

ATTACHMENT: [VS-20-0552_Color_Merged.pdf](#)

ATTACHMENT: [15 20-0552-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Mountain West Associates, LLC to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. **DR-20-0553-MOUNTAIN WEST ASSOCIATES, LLC: DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/jd (For possible action)**

ATTACHMENT: [DR-20-0553_Color_Merged.pdf](#)

ATTACHMENT: [16 20-0553-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Mountain West Associates, LLC for a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Compliance with approved traffic study PW19-19198;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

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 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0292-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

17. **VS-20-0562-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Mountains Edge Parkway (alignment) and Fort Apache Road and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/sd/jd (For possible action)**

ATTACHMENT: [VS-20-0562_Color_Merged.pdf](#)

ATTACHMENT: [17 20-0562-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Masachi Peyman IRA & Equity Trust Company IRA (Summit Homes of Nevada) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 45 feet to the back of curb for Fort Apache Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

18. **WS-20-0563-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA: WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a proposed single family residential development. DESIGN REVIEWS for the following: 1) increased finished grade; and 2) a single family residential subdivision on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)**

ATTACHMENT: [WS-20-0563_Color_Merged.pdf](#)

ATTACHMENT: [18 20-0563-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Masachi Peyman IRA & Equity Trust Company IRA (Summit Homes of Nevada) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Expunge conditions associated with the Design Review for ZC-0454-13;
- 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;
- Compliance with Mountains Edge Design guidelines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

19. **TM-20-500197-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
TENTATIVE MAP consisting of 18 residential lots and 2 common lots on 2.5 acres in R-2
(Medium Density) zone. Generally located on the west side of Fort Apache Road, approximately
370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)**

ATTACHMENT: [TM-20-500197_Color_Merged.pdf](#)

ATTACHMENT: [19 20-500197-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Masachi Peyman IRA & Equity Trust Company IRA (Summit Homes of Nevada) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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 #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

20. **WC-20-400160 (ZC-20-0257)-SIF BRASS SW PREMIER INDUSTRIAL CENTER, LLC: WAIVER OF CONDITIONS of a zone change requiring to provide cross-access to the undeveloped property to the north in conjunction with a proposed office/warehouse complex development on 9.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley. MN/nr/jd (For possible action)**

ATTACHMENT: [WC-20-400160_Color_Merged.pdf](#)

ATTACHMENT: [20 20-400160-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Sif Brass SW Premier Industrial Center, LLC (Jason Kuckler) for a waiver of conditions (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

21. **WC-20-400163 (ZC-1480-02)-TERRA AERO, LLC:**

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) site amenities such as benches, ornamental trash receptacles, and light fixtures; and 2) right-of-way dedication to include 50 feet for Jones Boulevard with 50 foot to 55 foot transition on 7.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/rk/jd (For possible action)

ATTACHMENT: [WC-20-400163_Color_Merged.pdf](#)

ATTACHMENT: [21 20-400163-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Terra Aero, LLC (Rajesh Shah Brown, Brown and Premsrirut) for waivers of conditions (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

22. **ZC-20-0578-TERRA AERO, LLC:**

ZONE CHANGE to reclassify 7.4 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) increased finished grade in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise (description on file). MN/rk/jd (For possible action)

ATTACHMENT: [ZC-20-0578_Color_Merged.pdf](#)

ATTACHMENT: [22 20-0578-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Terra Aero, LLC (Terra Aero LLC) for a zone change and design reviews (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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 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 30 feet for Bronco Street and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0465-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

23. **WS-20-0540-CFT LANDS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a minor subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the south side of Robindale Road within Enterprise. MN/jt/ja (For possible action)

ATTACHMENT: WS-20-0540_Color_Merged.pdf

ATTACHMENT: 23 20-0540-020321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of CFT Lands, LLC for a waiver of development standards (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that 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

- This approval is for a temporary deferral of full off-site improvements for the sole purpose of allowing a minor subdivision map (parcel map) to record;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that full off-site improvements are required for the development of the parcels as required by the zone change and tentative map.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

24. **WS-20-0554-LAS VEGAS PINBALL COLLECTORS CLUB:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased freestanding sign area; 2) increased wall sign area; and 3) increased average letter height for a wall sign.
DESIGN REVIEW for signage in conjunction with a museum (pinball) on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/sd/jd (For possible action)**

ATTACHMENT: [WS-20-0554 Color Merged.pdf](#)

ATTACHMENT: [24 20-0554-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Las Vegas Pinball Collectors Club for waivers of development standards and a design review (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Expunge all sign approvals associated with UC-19-0165;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Owner acknowledges that the proposed improvements are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any improvements related to this application or any past or future applications within the planned right-of-way at its own expense, in the event of a sufficient traffic impact upon Las Vegas Boulevard South;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

25. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:
ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-3**

(Multiple Family Residential) Zone.

DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) increased finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)

ATTACHMENT: [ZC-20-0544_Color_Merged.pdf](#)

ATTACHMENT: [25 20-0544-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Sam P & Mary Valenti Tr Surv Tr & Sam & Mary Valenti Tr Dcdnts Tr (Petersen Management, LLC) for a zone change and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 3, 2021 by the applicant).

26. **ORD-20-900340: Conduct a public hearing of an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. JJ/ab (For possible action)**

ATTACHMENT: [ORD-20-900340 Dev Agreement - PH](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board conduct a public hearing of an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. (For possible action):

ACTION: It was moved by Commissioner Justin Jones that the ordinance (No. 4846) be adopted with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

27. **ET-20-400155 (NZC-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC: ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 15.8 acres from R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveways; 2) trash enclosures. DESIGN REVIEW for an apartment complex. Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file). RM/jgh/jd (For possible action)**

ATTACHMENT: [ET-20-400155_Color_Merged.pdf](#)

ATTACHMENT: [27 20-400155-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Indian Springs Investments, LLC for a zone change fourth extension of time, waivers of development standards, and design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, Tony Celeste, the applicant's representative, advised 304 units will be constructed in a multi-family development; the project was approved in 2009; the expansion of Creech Air Force Base increased the need for additional housing, amenities, and infrastructure in Indian Springs; the project started under nonconforming status, and the updated master plan designated the site as planned for residential high, which allowed for R-3 zoning and the apartment complex; Beazer Homes, to the east, was on the same timeline to construct single family homes; additional commercial development was constructed during the last 18 months; a development agreement executed with Clark County required the applicant to provide supplies for the fire department and install park improvements; further advised of working with partners including Creech Air Force Base; agreed to staff's conditions; and requested that the Board approve a fourth extension of time.

In response to questioning by Commissioner Miller, staff advised of concerns regarding the lack of progress made on the project; and requested that the applicant provide a verbal acknowledgement of the intent to commence prior to November 2, 2022.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until November 2, 2022 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

Public Works - Development Review

- Compliance with previous conditions.

28. **UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:**
USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village -

Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

ATTACHMENT: [UC-20-0546_Color_Merged](#)

ATTACHMENT: [28 20-0546-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Circus Circus LV, LLC, Et Al (TBC-The Boring Company) for use permits, a waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (held from February 2, 2021):

ACTION: Deleted from the agenda (held to February 17, 2021 per the applicant).

29. **UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:**

USE PERMIT for a monorail (people mover system).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.

DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

ATTACHMENT: [UC-20-0547_Color_Merged.pdf](#)

ATTACHMENT: [29 20-0547-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Claudine Propco, LLC, Et Al (Jantien Shizuru) for a use permit, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from February 2, 2021):

ACTION: Deleted from the agenda (held to February 17, 2021 per the applicant).

30. **VS-20-0542-DURANGO HEALTH CENTER INC:**

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)

ATTACHMENT: [VS-20-0542_Color_Merged.pdf](#)

ATTACHMENT: [30 20-0542-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Durango Health Center Inc (Durango Health Center Inc.) to vacate and abandon a portion of a right-of-way (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to February 17, 2021 per Commissioner Naft).

31. **UC-20-0541-DURANGO HEALTH CENTER INC:**

USE PERMIT to allow offices as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEW for a proposed medical office building on 9.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Post Road within Spring Valley. MN/rk/jd (For possible

action)

ATTACHMENT: UC-20-0541_Color_Merged.pdf

ATTACHMENT: 31 20-0541-020321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Durango Health Center Inc (Durango Health Center Inc.) for a use permit, a waiver of development standards, and design review (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to February 17, 2021 per Commissioner Naft).

32. **VS-20-0559-BUILDINGNV, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Lutts Street located between Guy Avenue and Brent Lane and a portion of right-of-way being Guy Avenue between Lutts Street and Jones Boulevard within Lone Mountain (description on file). MK/jvm/jd (For possible action)

ATTACHMENT: VS-20-0559_Color_Merged.pdf

ATTACHMENT: 32 20-0559-020321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of BuildingNV, LLC to vacate and abandon a portion of a right-of-way (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 32 was heard in conjunction with Item Nos. 33 and 34.

Following introduction of Item Nos. 32, 33, and 34, the Board was addressed by Bob Gronauer, the applicant's representative, who advised that the applicant received approval for a single-family half-acre development for the five acres located to the west, acquired the adjacent five acres, and proposed 20 homes for the ten acre development; advised of a neighborhood meeting; homes will be constructed facing Lutts Street or located within a gated community; ingress and egress located on Jones Boulevard; house size ranged from 3,800 square feet to 5,600 square feet; prices commenced at approximately \$500,000 without options; single-story houses with three car garages, and at least two lots will be approximately 15,000 square feet.

In response to questioning by Commissioner Kirkpatrick, the applicant's representative advised that the outside landscaping will not be a part of a Homeowners Association; and further advised that a Landscape Maintenance Association may be established.

Staff advised that the lot line adjustment would be an additional condition verified during the mapping process.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick that the applications for Item Nos. 32, 33, and 34 be approved, per staff and additional conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 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.

Building Department - Fire Prevention

- 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.

33. **WS-20-0558-BUILDINGNV, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive partial off-site improvements (sidewalk and streetlights); 3) reduce the width of right-of-way dedication; and 4) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade on 10.0 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

ATTACHMENT: [WS-20-0558 Color Merged.pdf](#)

ATTACHMENT: [33 20-0558-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of BuildingNV, LLC for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 33 was heard in conjunction with Item Nos. 32 and 34.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 32 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Minimum lot size is 15,000 square feet.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Jones Boulevard;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the 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

- 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.

34. **TM-20-500196-BUILDINGNV, LLC:**

TENTATIVE MAP consisting of 20 lots and common lots on 10 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

ATTACHMENT: [TM-20-500196_Color_Merged.pdf](#)

ATTACHMENT: [34 20-500196-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of BuildingNV, LLC for a tentative map (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 34 was heard in conjunction with Item Nos. 32 and 33.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 32 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Minimum lot size is 15,000 square feet.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Jones Boulevard;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street labeled Private St 1 is an extension of Chestnut Run Avenue and shall maintain the same name.

Building Department - Fire Prevention

- 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 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; that all gates required to be minimum 20 foot width over a minimum 24 foot width access lane; and to show fire hydrant locations on-site and within 300 feet of each home.

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.

35. **WC-20-400152 (UC-18-0343)-COUNTY OF CLARK (LV CONV AUTH):**
WAIVERS OF CONDITIONS of a use permit for the following: 1) owner to provide an intense landscape zone between the public sidewalks along Paradise Road and Elvis Presley Boulevard as a buffer to the marshalling areas of the exhibit area, the landscape zone will include a groundcover planting area at least 8 feet horizontally from the edge of the sidewalk with a secondary intense planting area of at least 12 additional feet, such that the total horizontal planting depth is no less than 20 feet from the public sidewalk; and 2) landscape zone to include a continuous solid decorative wall located approximately 20 feet from the public sidewalk and will be no less than 12 feet in height, the wall shall be designed to create an aesthetically pleasing

backdrop to the landscape buffer with color and texture consistent with surrounding neighborhood screen walls in conjunction with the convention center on 55.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/jd (For possible action)

ATTACHMENT: [WC-20-400152_Color_Merged.pdf](#)

ATTACHMENT: [35 20-400152-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of County of Clark (LV Conv Auth) (Jason Mandoscia) for waivers of conditions (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Terry Miller and Jason Andoscia, the applicant's representatives, who advised that the width of the landscaping on Elvis Presley Boulevard was decreased in three areas, and increased in one area, due to underground utilities being installed; received administrative approval for the updated design; and further advised that the as-built information received did not match the actual location of the lines discovered in the field during implementation of the wall and landscaping design.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

36. **WS-20-0577-SUNBURST 215, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an existing banner sign where prohibited within the CMA Design Overlay District; and 2) allow an existing temporary sign (banner) to be permanent.

DESIGN REVIEW for an existing banner sign in conjunction with an existing office/warehouse building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, 350 feet west of Lindell Road (alignment) within Enterprise. MN/md/jd (For possible action)

ATTACHMENT: [WS-20-0577_Color_Merged.pdf](#)

ATTACHMENT: [36 20-0577-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Sunburst 215, LLC (High Impact Sign & Design, LLC) for waivers of development standards and a design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Todd Leany, the applicant's representative, who advised that the application submitted was for an existing banner located on the east side of the building, visible from the 215 Beltway; staff recommended denial as the banner was larger than code permitted at 30 feet by 50 feet; the banner will be blocked by a new development being constructed on the east side of the building; and requested that the application be modified to request a temporary permit for up to six months.

Commissioner Naft advised that Code Enforcement cited the applicant as the banner was installed without being permitted.

Staff advised no request was made by the applicant for a temporary banner prior to the Board of County Commissioners meeting; and further advised that staff recommended denial as a result of the banner being installed prior to approval.

The applicant's representative advised that a new banner, created by a different company, replaced the banner cited by Code Enforcement.

ACTION: It was moved by Commissioner Michael Naft that the application be denied without prejudice, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

37. **ZC-20-0454-ELIOT HOLDINGS, LLC:**
HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvement requirements; and 4) non-standard off-site improvements.
DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

ATTACHMENT: [ZC-20-0454_Color_Merged.pdf](#)

ATTACHMENT: [37 20-0454-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Eliot Holdings, LLC (Christopher Homes, LLC) for a holdover zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 37 was heard in conjunction with Item Nos. 38 and 39.

Following introduction of Item Nos. 37, 38, and 39, the Board was advised by staff that the Enterprise Town Board recommended approval subject to the following conditions: Lot Nos. 1 through 18 being three-story residences, with the rest of the lots being two-story residences; Resolution of Intent completed within three years; design review held as a public hearing for major changes; design review as a public hearing for lighting and signage; dedicate Edmond Street cul-de-sac; any retaining wall over nine feet in height to be terraced; Current Planning staff must review and approve the blasting plan submitted by the developer, and the blasting plan will address the time, duration, intensity, and notice of blasting, and how any damage claims will be handled, including a point of contact for the County to refer potential complaints regarding any alleged property damage.

The Board was addressed by Lebene Ohene, the applicant's representative, who advised that the application was for a conforming zone change; an infill project located adjacent to and within Southern Highlands; the development was surrounded by R-2 zoning, and R-2 zoning was approved three times for the site, previous approvals expired; density was five units per acre; the development was for 50 units, consisting of 2,700 square foot attached single family residences; requested waivers for the hillside, and requested to withdraw waiver No. 2 without prejudice, worked with Public Works regarding waiver No. 3; the new design located the ingress on Chartan Avenue making some Town Board conditions no longer applicable; advised of working with neighbors; two-story residences will be located on the east side, with three-story residences backing up to the hillside; and requested that only the Town Board blasting condition be added.

Staff recommended full offsites on Edmond Street except for street lights and sidewalks; advised that code required paving for a minimum of 32 feet, which required a Bureau of Land Management grant; and further advised that County staff does not review and approve blasting plans, and that the developer should notify neighbors of any proposed blasting.

Discussion followed regarding site disturbance.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 37, 38, and 39 be approved, subject to staff and additional conditions as noted below, with waiver of development standards No. 2 being withdrawn without prejudice, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete within 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Notice to area homeowners of blasting activities to be sent 15 days prior to blasting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a subsequent design review for a final grading plan will be required for this project; if the final grading plans depicts a further increase in the distributed area a subsequent waiver of development standards will be required; 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 on Edmond Street except for sidewalk and streetlights;
- Full off-site improvements on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.

38. **VS-20-0453-ELIOT HOLDINGS, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

ATTACHMENT: [VS-20-0453_Color_Merged.pdf](#)

ATTACHMENT: [38 20-0453-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Eliot Holdings, LLC (Christopher Homes, LLC) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 38 was heard in conjunction with Item Nos. 37 and 39.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 37 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

39. **TM-20-500154-ELIOT HOLDINGS, LLC:
HOLDOVER TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise.
JJ/al/jd (For possible action)**

ATTACHMENT: [TM-20-500154_Color_Merged.pdf](#)

ATTACHMENT: [07 20-500154-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Eliot Holdings, LLC (Christopher Homes, LLC) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 39 was heard in conjunction with Item Nos. 37 and 38.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 37 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that 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;
- Full off-site improvements on Edmond Street except for sidewalk and streetlights;
- Full off-site improvements on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.

40. **ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST: AMENDED HOLDOVER ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development. WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified). DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)**

ATTACHMENT: [ZC-20-0489_Color_Merged.pdf](#)

ATTACHMENT: [40 20-0489-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Roohani Khusrow Family Trust (William Lyon Homes Inc dba Taylor Morrison Homes) for an amended holdover zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

ACTION: Deleted from the agenda (held to February 17, 2021 per the applicant).

41. **VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)**

ATTACHMENT: [VS-20-0490_Color_Merged.pdf](#)

ATTACHMENT: [41 20-0490-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Roohani Khusrow Family Trust (William Lyon Homes Inc dba Taylor Morrison Homes) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

ACTION: Deleted from the agenda (held to February 17, 2021 per the applicant).

42. **TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST: HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)**

ATTACHMENT: [TM-20-500169_Color_Merged.pdf](#)

ATTACHMENT: [42 20-500169-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Roohani Khusrow Family Trust (William Lyon Homes Inc dba Taylor Morrison Homes) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from January 6, 2021):

ACTION: Deleted from the agenda (held to February 17, 2021 per the applicant).

43. **ZC-20-0574-LH VENTURES, LLC: ZONE CHANGE to reclassify 22.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce intersection off-set. DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) increased finished grade. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)**

ATTACHMENT: [ZC-20-0574_Color_Merged.pdf](#)

ATTACHMENT: [43 20-0574-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (D.R. Horton) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 43 was heard in conjunction with Item Nos. 44 and 45.

Following introduction of Item Nos. 43, 44, and 45, the Board was addressed by Stephanie Allen, the applicant's representative, who advised that the application was for a conforming zone change for a detached residential development; the master plan for the area was residential medium; the applicant's representative offered to hold the item in order to meet with neighbors; staff recommended approval; the applicant's representative requested to withdraw waiver of development standards No. 1 without prejudice, and requested to reduce the offsets from Dean Martin Drive from the required 125 feet to 95 feet, being that open space provided additional visibility.

Chris Meyer, Marta Poling Schmitt, Nancy Swords, and Norman Richardson spoke regarding areas of concern including the density, preservation of the current rural nature of the community, infrastructure not adequate for the increased use, and the loss of nature and strip views.

Commissioner Jones and the applicant's representative discussed holding a neighborhood meeting; and the trail system under the NV Energy alignment.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 43, 44, and 45 be held until the February 17, 2021 BCC Zoning meeting, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

44. **VS-20-0575-LH VENTURES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [VS-20-0575_Color_Merged.pdf](#)

ATTACHMENT: [44 20-0575-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (D.R. Horton) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 44 was heard in conjunction with item Nos. 43 and 45.

ACTION: Held to the February 17, 2021 BCC Zoning meeting (see Item No. 43 for discussion, motion, and vote).

45. **TM-20-500199-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)

ATTACHMENT: [TM-20-500199_Color_Merged.pdf](#)

ATTACHMENT: [45 20-500199-020321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (D.R. Horton) for a tentative map (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 45 was heard in conjunction with item Nos. 43 and 44.

ACTION: Held to the February 17, 2021 BCC Zoning meeting (see Item No. 43 for discussion, motion, and vote).

46. **NZC-20-0477-COUNTY OF CLARK(AVIATION):**
HOLDOVER AMENDED ZONE CHANGE to reclassify 18.8 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements in the right-of-way (no longer needed); 3) alternative driveway geometrics (no longer needed); and 4) reduce intersection off-set (a portion no longer needed).
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: [NZC-20-0477_Color_Merged.pdf](#)

ATTACHMENT: [46 20-0477-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of County of Clark (Aviation) (D.R. Horton, Inc.) for a holdover amended zone change, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from January 19, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 46 was heard in conjunction with Item Nos. 47 and 48.

Following introduction of Item Nos. 46, 47, and 48, the Board was addressed by Stephanie Allen, the applicant's representative, who advised that the application was for a nonconforming zone change; the density and proposed use of the site was compatible with the existing and planned land uses in the surrounding area; held a neighborhood meeting; proposed detached single family residences; the NV Energy easement on Le Baron Avenue provided open space with amenities and a trail; included pocket parks to provide additional open space; withdrew without prejudice the request for waivers of development standards Nos. 2, 3, and 4b; and further advised of working with staff to resolve concerns regarding waiver of development standards 4a and the lot on Pyle Avenue.

In response to Commissioner Jones, staff advised that with waiver of development standards No. 3 being withdrawn and the addition of the park, 95 feet was sufficient for the intersection off-set.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 46, 47, and 48 be approved, per staff conditions as noted below, with waivers of development standards Nos. 2, 3, and 4b being withdrawn without prejudice, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, D.R. Horton, Inc., or its successors or assigns, is recorded;
- Design review as a public hearing for significant changes;
- Maintain pedestrian connections between the 2 stub streets and Cameron Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that developments exceeding 500 dwelling units by successive additions will be considered High Impact Projects (combined with the subdivision to the east of Cameron Street, the successive development is currently 397 units); 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;
- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin 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.

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 is strongly encouraged; 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 and reference POC Tracking #0152-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

47. **VS-20-0478-COUNTY OF CLARK(AVIATION):
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)**

ATTACHMENT: [VS-20-0478_Color_Merged.pdf](#)

ATTACHMENT: [47 20-0478-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of County of Clark (Aviation) (D.R. Horton, Inc.) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from January 19, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 47 was heard in conjunction with Item Nos. 46 and 48.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 46 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

48. **TM-20-500165-COUNTY OF CLARK(AVIATION):
HOLDOVER TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)**

ATTACHMENT: [TM-20-500165_Color_Merged.pdf](#)

ATTACHMENT: [48 20-500165-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of County of Clark (Aviation) (D.R. Horton, Inc.) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from January 19, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 48 was heard in conjunction with Item Nos. 46 and 47.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 46 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Maintain pedestrian connections between the 2 stub streets and Cameron Street;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, D.R. Horton, Inc., or its successors or assigns, is recorded.
- Applicant is advised that 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;
- Full off-site improvements;
- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin 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.

Current Planning Division - Addressing

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

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 is strongly encouraged; 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 and reference POC Tracking #0152-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. **UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC: HOLDOVER APPEAL AMENDED USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience**

store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce building height setbacks (no longer needed); 3) buffer wall (no longer needed); 4) reduce departure distance; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action)

ATTACHMENT: [UC-20-0456_Color_Merged.pdf](#)

ATTACHMENT: [49 20-0456-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Durango Plaza Holdings, LLC & Durango Plaza Holdings II, LLC (Hamid Moradi) for holdover appeal amended use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from January 19, 2021) (appealed by multiple neighbors):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by staff who advised that the application was approved by the Planning Commission, and appealed by neighbors.

The Board was addressed by Jay Brown, the applicant's representative, who joined the project following the Enterprise Town Board meeting; advised of meeting with the applicant and the applicant's architect; developed a new site plan; worked with Public Works; the applicant withdrew waivers of development standards Nos. 1, 2, and 3 and homeowners expressed concerns regarding issues including the lack of opportunities to review the site plans at the Planning Commission meeting; the application was approved with conditions by the Planning Commission; several neighborhood meetings were held between the Planning Commission meeting and the Board of County Commission meeting; the site was zoned C-1 in 2012 prior to the homeowners moving into the community; similar developments were located in close proximity; and advised of the following conditions requested by neighbors: increase the six foot wall separating the properties to eight feet; the four adjacent neighbors will choose appropriate trees, per code, to be planted by the applicant on the northern border; all lighting will be shielded per code, and lighting will be shown to the neighbors for input prior to being purchased; neighbors will provide input prior to the signage request being submitted by the applicant; and requested approval from the Board with the additional conditions listed above.

The Board was then addressed by Lebene Ohene, the applicant's representative, who advised that the original site plan submitted to the Town Board included several waivers, and further advised of working with the developer to revise the site plan and address concerns; waivers of development standards Nos. 4 and 5 were requested due to the lot size; advised of working with Public Works; discussed lot coverage and zoning for adjacent sites.

Antonio Trillo, Pamela Rieger, Scott Hevle, Julia Hevle, Vicki Bosnjakovic, Kimberly Stein, Adriana Ybarra-Rojas, Amelie Major, Lisa Cooper, Terry Kang, Milan Kesic, and Amy de la Cruz spoke regarding areas of concern including consistency within the community, increased noise and light pollution, loitering, increased traffic, additional trucks delivering supplies, homelessness, lack of need for an additional convenience store and gas station, increased crime, lack of communication from the applicant, and reduced access to the residential developments.

The applicant's representative spoke regarding neighbor's concerns and advised that a traffic study will be conducted.

Commissioner Jones advised that the parcel was zoned commercial in 2012, which was a conforming zone change in compliance with the master plan; the parcel was never in the RNP (Rural Neighborhood Preservation); located adjacent to Durango Drive and Pebble Road which were both arterial streets, and was in conformance with Policy 7.5; the original zone change was approved for a 25,000 square foot commercial shopping center, the current proposal was for 8,600 square feet divided between two structures to the west was Durango Drive, a major arterial road, which was recently widened and improved, including the construction of a stoplight; to the southwest was an apartment complex, high-density residential, storage facility, and a bar; directly to the east was a 2.5 acre parcel owned by Clark County Aviation and residential developments zoned R-E and R-1, all constructed and sold from

2012 to 2017, after the zone change to commercial; the neighbors directly adjacent to the project advised the developer of support with the additional conditions; the applicant held a neighborhood meeting, the item was heard at the Planning Commission hearing, and the appeal was held from the previous Board meeting for neighbors to discuss concerns with the applicant's representative; and further advised that the item before the Board was a conforming zone change, located on a major roadway, with minimal waiver requests, and the applicant addressed staff's concerns and worked with the adjacent neighbors.

ACTION: It was moved by Commissioner Justin Jones that the application be approved based on the information provided, per staff and additional conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 2 year review as a public hearing;
- Increase the wall height on the northern property line to 8 feet;
- Property owners abutting the northern property line shall approve the types of trees in the northern buffer;
- Lighting plan for the site shall be shared with the property owners abutting the northern property line;
- Per revised plans dated January 28, 2021;
- Drive-thru hours limited to 6:00 a.m. to 9:00 p.m.;
- Provide a partition wall between the call box and the north property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

Public Works - Development Review

- Property owners abutting the northern property line shall approve proposed signage;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Durango Drive, 50 feet for Pebble Road, and associated spandrel;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0397-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

50. **AG-21-900018: That the Board of County Commissioners discuss waiving fees associated with establishing or amending a Historic Neighborhood Overlay District, and direct staff accordingly. (For possible action)**

ATTACHMENT: [50 21-900018.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners discuss waiving fees associated with establishing or amending a Historic Neighborhood Overlay District, and direct staff accordingly. (For possible action):

DISCUSSION: Following introduction of the item, staff advised that the Board recommended several years ago to waive the fees for a portion of Paradise Palms which was located within the historic neighborhood overlay, and discussion was needed to consider waiving fees for the rest of the Paradise Palms neighborhood.

In response to Commissioner Kirkpatrick, staff advised that each application would be considered individually by the Board.

ACTION: It was moved by Commissioner Tick Segerblom that the recommendation be approved, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

51. **ORD-21-900017: Introduce an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action)**

ATTACHMENT: [51 21-900017-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action):

DISCUSSION: Chair Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 2-3-21-1).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on February 17, 2021 at 9:00 a.m.

52. **ORD-21-900019: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191. (For possible action)**

ATTACHMENT: [52 21-900019-020321.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor's Books 161, 163, 176, and 191. (For possible action):

DISCUSSION: Chair Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 2-3-21-2).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on February 17, 2021 at 9:00 a.m.

53. **ORD-21-900020: Introduce an ordinance to add regulations for a Cannabis Distributor in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible**

action)

ATTACHMENT: 53 21-900020-020321.docx

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

DISCUSSION: Chair Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 2-3-21-3).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on February 17, 2021 at 9:00 a.m.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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

SPEAKER(S): None

There being no further business to come before the Board at this time, at the hour of 11:04 a.m., the meeting was adjourned.

APPROVED:

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

ATTEST:

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