

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
1:00 P.M., TUESDAY, NOVEMBER 21, 2023

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

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

Board of County Commissioners' Zoning Meeting minutes for 10/18/23.

ROUTINE ACTION ITEMS (4 – 27): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:
DESIGN REVIEW for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/tp/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW22-19884;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0222-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. DR-23-0651-TRAN, DEVIN ETAL & NGUYEN, THOMAS T.:

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 280 feet east of Jones Boulevard within Spring Valley. MN/nai/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW23-12271;
- 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;
- Right-of-way dedication to include 30 feet for Post Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0358-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. ET-23-400138 (ZC-0827-17)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone.
USE PERMITS for the following: 1) High Impact Project; 2) increase density; and 3) increase height.
DESIGN REVIEW for a proposed mixed-use development in the CMA Design Overlay District. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 20, 2027 to complete.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. WS-23-0320-LMC KAKTUSLIFE PROPERTY OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for lighting standards.
DESIGN REVIEWS for the following: 1) lighting; and 2) signage in conjunction with a previously approved mixed-use development on 16.1 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley. MN/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

WAIVER OF DEVELOPMENT STANDARDS #1C AND #1D WERE WITHDRAWN WITHOUT PREJUDICE.

8. ET-23-400140 (ZC-21-0396)-DIAMOND TORINO, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located 350 feet east of Decatur Boulevard, 300 feet south of Ford Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 19, 2026 to commence.**
- **Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

9. ET-23-400146 (NZC-21-0285)-RAINBOW BADURA LAND OWNER, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rp/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until August 18, 2027 to complete.**
- **Applicant is advised that VS-22-0243 will expire on June 21, 2024; the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

10. UC-23-0604-UNCOMMONS LIVING BLDG 2, LLC:
USE PERMITS for the following: 1) modification to pedestrian realm; and 2) allow alternative design for pedestrian realm in conjunction with a previously approved mixed-use project on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Gagnier Boulevard and Badura Avenue within Spring Valley. MN/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

11. UC-23-0655-RW LV FUTURE LAND, LLC:
USE PERMITS for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

12. UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:
USE PERMIT for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

13. UC-23-0660-TOPACHIKYAN VERONICA:
USE PERMIT for proposed vehicle sales in conjunction with an existing vehicle dismantling yard on 2.0 acres in an M-2 (Industrial) Zone. Generally located on the north side of Smiley Road, 210 feet east of Novak Street within Sunrise Manor. MK/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

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

14. UC-23-0675-KCP CONCRETE PUMPS:

USE PERMIT to allow commercial vehicle sales and repair (semi-trucks) in an (APZ-2) Zone. WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Clark County Water Reclamation District (CCWRD)

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

15. WS-23-0674-COUNTY OF CLARK (PUBLIC WORKS):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; 2) waive full off-site improvements; and 3) waive requirement for a County approved turnaround on Sur Este Avenue in conjunction with a minor subdivision map on 11.9 acres in an R-E (Rural Estates Residential) Zone and a P-F (Public Facility) Zone. Generally located on the northeast corner of Paradise Road and Sur Este Avenue within Paradise. MN/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the subject request applies to MSM-22-600101 only and all future development shall comply with Title 30; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- **Right-of-way dedications, technical studies, and off-site improvements will be required at the time of development.**

Clark County Water Reclamation District (CCWRD)

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

16. WS-23-0683-LMG NEVADA LAND EXPANSION, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) increase finished grade in conjunction with a previously approved office/warehouse on 2.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Capovilla Avenue and Windy Street within Enterprise. MN/jud/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Install “No Parking” signs to prevent street parking;**
- **Comply with approved drainage study PW23-13973;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0106-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

17. PA-23-700027-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 19.3 acres. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley. MN/rk (For possible action)

ADOPTED.

18. ZC-23-0574-COUNTY OF CLARK (AVIATION):
AMENDED ZONE CHANGE to reclassify 19.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) increase driveway width; 3) modifications to CMA Design Overlay District standards; and 4) decorative buffer wall adjacent to a less intensive use (no longer needed).
DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) finished grade; and 3) alternative parking lot landscaping (no longer needed) in the CMA Design Overlay District for an office/warehouse facility. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley (description on file). MN/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Additional trees to be added on the northeast corner of Building 5 and southeast corner of Building 8 to obscure the loading docks from the streets;**
- **Install external security cameras on the buildings;**
- **Construct an 8 foot high block wall adjacent to APN 163-34-701-008;**
- **Striping and/or signs to be used in vehicular parking lot area adjacent to Building 5 so trucks do not use the drive aisle on the western boundary of site;**
- **All wall lights on the west and south elevations of Building 5 and all pole lights within the western and southern parking lot of Building 5 to be fully shielded so the light source is not visible from the existing residential lots;**
- **No windows to be located on the west and south elevations of Building 5 above 20 feet in height;**
- **Trash enclosures to be a minimum of 120 feet away from the western boundary;**
- **Trucks shall not use the loading docks for Building 5 between 12:00 a.m. and 5:00 a.m.;**
- **Signage on the western and southern faces of Building 5 shall not be illuminated;**
- **Landscaping on the western property line adjacent to existing residences to be planted with 36 inch box trees to adequately buffer existing residences;**
- **Construction of the project limited to daytime hours as defined by Title 30;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**

- **Coordinate with Public Works – Development Review for the installation of “No U-Turn” sign.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

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 #0305-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

19. **VS-23-0575-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way, and between Post Road and Patrick Lane, a portion of right-of-way being Patrick Lane located between Rainbow Boulevard and Tenaya Way, and a portion of right-of-way being Belcastro Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

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

20. **ZC-23-0571-I15 MOUNTAIN, LLC:**

HOLDOVER ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; 2) waive street dedication; and 3) retaining wall height.

DESIGN REVIEWS for the following: 1) office/warehouses and distribution centers; and 2) finished grade. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Developer will work with the northern property owners on Serene Avenue for the placement of Evergreen trees along the northern boundary of the property to be placed in 2 rows staggered 10 feet on center;**
- **All on-site lighting shall be designed to prevent light from shining directly onto abutting residential uses;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The northwestern driveway onto Serene Avenue will be removed;**
- **Developer will place a sign at the northeastern driveway onto Serene Avenue prohibiting truck traffic from making left hand turns;**
- **Developer shall stub utilities and box for the future street light closest to the existing residential home (APN 177-19-302-003) on Serene Avenue;**
- **Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a County approved cul-de-sac;**
- **Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.**

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

21. VS-23-0572-I15 MOUNTAIN, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a county approved cul-de-sac;**
- **Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;**
- **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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, recordation of the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

22. TM-23-500121-I15 MOUNTAIN, LLC:
HOLDOVER TENTATIVE MAP consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a county approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. ZC-23-0665-WHTBX DECATUR, LLC:
ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

HELD - 01/17/24 - per the applicant.

24. VS-23-0666-WHTBX DECATUR, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

HELD - 01/17/24 - per the applicant.

25. ORD-23-900186: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes Inc. for a single family residential development on 8.9 acres, generally located north of Shelbourne Avenue and west of Decatur Boulevard within Enterprise. JJ/jm (For possible action)

ADOPTED.

26. ORD-23-900438 HOLDOVER: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Jose Avila for a single family residential development on 0.9 acres, generally located south of Levi Avenue and west of Haven Street within Enterprise. MN/jm (For possible action)

ADOPTED.

27. ORD-23-900542: Conduct a public hearing on 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 August 16, 2023, September 6, 2023, September 20, 2023 and in Assessors Book 176. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (28 – 41): These items will be considered separately.

28. ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:
HOLDOVER USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) a High Impact Project; 2) a recreational facility (a multi-function events arena) and incidental uses; 3) increased building height; 4) retail sales and service; 5) restaurants; 6) on-premises consumption of alcohol; 7) alcohol sales, beer & wine - packaged only; 8) alcohol sales, liquor - packaged only; 9) outdoor live entertainment; 10) personal services (salon and spa); 11) club; 12) nightclub; 13) food carts/booths; 14) grocery store; 15) kiosks/information (outdoor); 16) offices; 17) theater (Cineplex); 18) outside dining, drinking, and cooking; 19) farmer's markets; 20) arcade; and 21) motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback to a parking structure from a residential use; 2) waive the required landscaping when adjacent to a less intensive use; permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and 4) non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: 1) a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; 2) hotel; 3) retail establishments; 4) theater (Cineplex); and 5) parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

COUNTY COMMISSION RECOMMENDATION – DENIAL WITHOUT PREJUDICE.

A REQUEST FOR RECONSIDERATION has been scheduled for the 12/20/23 BCC meeting.

29. ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:
HOLDOVER USE PERMITS THIRD EXTENSION OF TIME to commence the following: 1) modifications to an approved High Impact Project (All Net Arena); and 2) convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; and 2) increased building height.
DESIGN REVIEWS for the following: 1) modifications to an approved High Impact Project; 2) hotel tower and associated low-rise and mid-rise buildings and structures; 3) convention center facilities; and all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

COUNTY COMMISSION RECOMMENDATION – DENIAL WITHOUT PREJUDICE.

A REQUEST FOR RECONSIDERATION has been scheduled for the 12/20/23 BCC meeting.

30. UC-23-0586-PATRIOT CONTRACTOR'S, LLC:
HOLDOVER USE PERMIT for a gravel pit with temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback to any equipment from an existing occupied residential dwelling; 2) reduce parking; and 3) exceed the maximum site disturbance in conjunction with Hillside Development.
DESIGN REVIEWS for the following: 1) a final grading plan in conjunction with a Hillside Development (slopes greater than 12%); and 2) a gravel pit with temporary construction storage, including an accessory structure (truck scale with booth) on a 32.5 acre portion of a 33.1 acre site in an H-2 (General Highway Frontage) Zone and an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the south side of Larson Lane (alignment) within South County. JJ/md/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Provide paved legal access.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

31. UC-23-0637-LAS VEGAS VALLEY WATER DISTRICT:
HOLDOVER USE PERMIT for public utility structures consisting of a pumping station, electric substation, fences, and walls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.
DESIGN REVIEWS for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.2 acres in a Public Facility (P-F) Zone. Generally located on the north side of Monthill Avenue, 105 feet east of Hazelcrest Drive within Paradise. TS/jba/syp (For possible action)

HELD - 12/06/23 - per the applicant.

32. UC-23-0681-2151 SUNSET, LLC:
USE PERMIT for a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce required parking.
DESIGN REVIEWS for the following: 1) office/warehouse and recreational facility; and 2) finished grade on 2.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the southeast corner of Surrey Street and Sunset Road within Paradise. JG/jud/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Hours of operation of the facility will not start before 5:00 p.m. Monday through Friday, no restriction of hours Saturday and Sunday;**
- **Review as a public hearing 18 months after a certificate of completion is issued by the Clark County Building Department;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

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

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners 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 #0091-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-23-0688-KEYES, CHARLES:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Rancho Destino Road and Gilespie Street within Enterprise (description on file). MN/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

34. WS-23-0687-KEYES, CHARLES:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Ford Avenue and Gillespie Street within Enterprise. MN/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Plant 3 trees along the north property line of Lot 2 adjacent to Ford Avenue;**
- **Certificate of Occupancy of the second house shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Provide a 5 foot wide asphalt path along Ford Avenue and Gillespie Street;**
- **Applicant to submit for an off-site permit for the existing additional pavement on Gillespie Street from the north driveway south to the end of the site.**

35. WS-23-0658-LOS PRADOS NV MANAGEMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; 2) increase retaining wall height; 3) allow a proposed single family residential lot to have direct access to a collector street (Cimarron Road); and 4) full off-site improvements.

DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Cimarron Road and Hickam Avenue within Lone Mountain. RM/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Trees to be planted shall be spaced 20 feet apart on center.**
- **Applicant is advised that this application waives the condition of landscaping per WS-0413-16; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **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;**

- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Clark County Water Reclamation District (CCWRD)

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

36. ZC-23-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
 ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway separation.
 DESIGN REVIEWS for the following: 1) a proposed single family residential detached development; and 2) finished grade. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise (description on file). JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **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;**
- **All perimeter walls shall be decorative;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, 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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

37. VS-23-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Meranto Avenue and between Valley View Boulevard and Hinson Street, and a portion of right-of-way being Richmar Avenue located between Valley View Boulevard and Hinson Street within Enterprise (description on file). JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

38. TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:
TENTATIVE MAP consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. ZC-23-0686-MOLLY V. SERIES 3, LLC:
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate street landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) allow a hammerhead street design; and 3) finished grade. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise (description on file). JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **No second story balconies;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

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

40. VS-23-0685-MOLLY V. SERIES 3, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Satisfy utility companies' requirements.**

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel;
- 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.

41. TM-23-500140-MOLLY V. SERIES 3, LLC:
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0260-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

PUBLIC COMMENTS

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