

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, DECEMBER 18, 2024

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 11/20/24.

ROUTINE ACTION ITEMS (4 – 19): 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. AR-24-400123 (UC-23-0599)-PARADISE 12, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) caterer; 2) temporary construction activities; and 3) temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a catering facility within a membrane structure (tent); 2) eliminate parking and loading spaces; 3) eliminate landscaping and screening; 4) allow alternative site design standards; and 5) waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/tpd/kh (For possible action)

HELD - 01/08/25 - per Commissioner Gibson.

5. AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) temporary construction storage; and 2) temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/tpd/kh (For possible action)

HELD - 01/08/25 - per Commissioner Gibson.

6. AR-24-400125 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) eliminate landscaping adjacent to a less intensive use for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/tpd/kh (For possible action)

HELD - 01/08/25 - per Commissioner Gibson.

7. AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC:
USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)

APPROVED.

8. WS-24-0573-COUNTY OF CLARK (FIRE DEPT):
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) allow attached sidewalks to remain (no longer needed).
DESIGN REVIEW for a fire department training and maintenance campus with related structures on 6.26 acres in a PF (Public Facility) Zone. Generally located on the south side of Tropicana Avenue and the west side of Arville Street within Paradise. MN/hw/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Right-of-way dedication to include 5 feet to the back of curb for Tropicana Avenue and associated spandrel;**
- **The installation of detached sidewalks along Arville Street 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 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 30.02.26B 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.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0474-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. PA-24-700023-UNION PACIFIC RAILROAD:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 19.99 acres. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rk (For possible action)

HELD - 01/08/25 - per Commissioner Naft.

10. ZC-24-0515-UNION PACIFIC RAILROAD:

ZONE CHANGE to reclassify 19.99 acres from an RS80 (Residential Single-Family 80) to an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area (description on file). MN/rg (For possible action)

HELD - 01/08/25 - per Commissioner Naft.

11. UC-24-0516-UNION PACIFIC RAILROAD:
USE PERMITS for the following: 1) fuel storage; and 2) hazardous materials or waste storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) eliminate street landscaping; and 3) eliminate screening and buffering requirements.
DESIGN REVIEW for a fuel storage and hazardous material facility on a 15.47 acre portion of a 19.99 acres in an IH (Industrial Heavy) Zone. Generally located on the north and south sides of Prison Road, 1,950 feet east of Las Vegas Boulevard South within the South County Planning Area. MN/rg/kh (For possible action)

HELD - 01/08/25 - per Commissioner Naft.

12. VS-24-0621-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street and Valley View Boulevard and between Richmar Avenue and Gary Avenue (alignment) within Enterprise (description on file). JJ/sd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. ZC-24-0622-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise (description on file). JJ/sd (For possible action)

APPROVED.

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.

14. DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
DESIGN REVIEW for a single-family residential subdivision on 1.25 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Construct 8 foot high wall along the eastern and southern boundaries of APN 177-19-802-003;**
- **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 approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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.**

15. TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:
TENTATIVE MAP consisting of 10 single-family residential lots and 2 common lots on 1.25 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property**

included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

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 #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. **ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

ZONE CHANGE to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

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

17. ORD-24-900605: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a single-family residential subdivision on 16.2 acres, generally located south of Wigwam Avenue and west of Gagnier Boulevard within Enterprise. JJ/dw (For possible action)

ADOPTED.

18. ORD-24-900641: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 4.06 acres, generally located south of Badura Avenue and east of Pioneer Way within Spring Valley. MN/dw (For possible action)

ADOPTED.

19. ORD-24-900674: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo V LLC for an office/warehouse distribution facility on 21.60 acres, generally located south of Arby Avenue and west of Tenaya Way within Spring Valley. MN/jm (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (20 – 56): These items will be considered separately.

20. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 02/05/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

21. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 02/19/25 - per the Board of County Commissioners. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

22. VS-23-0860-DIAMOND STARR HILLS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Starr Hills Avenue and Chartan Avenue (alignment), and between Dahlia Grove Street and Frejus Drive within Enterprise (description on file). JJ/lm/syp (For possible action)

HELD - 02/05/25 - per the applicant.

23. UC-23-0859-DIAMOND STARR HILLS, LLC:
HOLDOVER USE PERMIT for a temporary gravel pit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hillside design standards; 2) increase wall height and allow alternative hillside wall standards; 3) allow attached sidewalk and alternative street landscaping; and 4) landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) temporary gravel pit on a 6.0 acre portion of 25.0 acres in an R-E (Rural Estates Residential) Zone; 2) allow modified driveway standards; 3) reduce street dedication width; 4) preliminary grading plan in conjunction with a hillside development (slopes greater than 12%); 5) finished grade; and 6) a single-family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

HELD - 02/05/25 - per the applicant.

24. TM-23-500181-DIAMOND STARR HILLS, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 30 single family residential lots (previously 40 single-family residential lots) and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Starr Hills Avenue, 110 feet west of Dalia Grove Street within Enterprise. JJ/lm/syp (For possible action)

HELD - 02/05/25 - per the applicant.

25. VS-24-0457-DBAC, LLC:
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, a portion of right-of-way being Arville Street located between Maule Avenue and Pamalyn Avenue (previously not notified), and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

26. WS-24-0456-DBAC, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.37 acres (previously notified as 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

Department of Aviation

- **For that portion located in the AE-60 the 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;**
- **For that portion located in the AE-60 the 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;**
- **For that portion located in the AE-60 the 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;**
- **For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 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 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 30.02.26B 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.
- 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; 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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-06-201-028; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

27. TM-24-500096-DBAC, LLC:

AMENDED HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.37 acres (previously 3.11 acres) in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

- For that portion located in the AE-60 the 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;
- For that portion located in the AE-60 the 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;
- For that portion located in the AE-60 the 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;
- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 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.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

28. VS-24-0613-T AND T VENTURE PARTNERS, LLC:
VACATE AND ABANDON a portion of right-of-way being Flanagan Drive located between Racel Street and Grand Teton Drive; and a portion of right-of-way being Gilbert Lane located between Grand Teton Drive and Jo Marcy Drive within Lone Mountain (description on file). MK/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- 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 devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

29. WS-24-0612-T AND T VENTURE PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce street landscaping; 3) increase wall height; 4) allow attached sidewalks; 5) waive full off-site improvements; 6) alternative driveway geometrics; 7) increase driveway width; and 8) allow non-standard improvements in right-of-way.

DESIGN REVIEW for a single-family detached residential development on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No Homeowners Association;
- Certificate of Occupancy shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacate 5 feet of right-of-way on Rainbow Boulevard;
- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Racel Street, Jo Marcy Drive and Gilbert Lane;
- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Development Review for the Grand Teton Drive improvements on the South side;
- Coordinate with Public Works - Development Review for the commercial driveway locations for the cell tower site;
- 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 devices.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 125-11-401-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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.

30. TM-24-500134-T AND T VENTURE PARTNERS, LLC:

TENTATIVE MAP consisting of 62 single-family residential lots on 33.48 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Rainbow Boulevard and on the north and south sides of Grand Teton Drive within Lone Mountain. MK/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacate 5 feet of right-of-way on Rainbow Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard and Grand Teton Drive;

- Execute a Restrictive Covenant Agreement (deed restrictions) for Racel Street, Jo Marcy Drive and Gilbert Lane;
- Right-of-way dedication to include 5 feet to the back of curb for the south side of Grand Teton Drive and 10 feet for the north side of Grand Teton Drive, and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Development Review for the Grand Teton Drive improvements on the south side;
- Coordinate with Public Works - Development Review for the commercial driveway locations for the cell tower site;
- 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 devices.

Building Department - Addressing

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

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.

31. WC-24-400127 (UC-23-0267)-CAMPUS VILLAGE GROUP, LLC:
 WAIVER OF CONDITIONS of a use permit requiring any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing for a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

DENIED.

32. DR-24-0608-CAMPUS VILLAGE GROUP, LLC:
 DESIGN REVIEW for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Harmon Avenue within Paradise. TS/hw/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge ADR-23-900532 and the design review portion of UC-23-0267;
- Until June 21, 2025 to commence, corresponding with the expiration of UC-23-0267, or the application will expire unless extended with approval of an extension of time.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Comply with approved drainage study PW22-18770;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;**
- **30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;**
- **30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;**
- **Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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 30.02.26B 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;**
- **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 30 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 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; 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 #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

33. WS-24-0595-SIERRA GROUP HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance.**

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 #0386-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

34. WS-24-0604-B-R OVATION LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for site and exterior modifications to a previously approved multi-family development (affordable housing/senior housing) on 5.0 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Bruner Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-15762;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Bruner Avenue, between 25 feet and 50 feet for Parvin Street, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 devices.

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 #0438-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. WS-24-0606-CHURCH SERBIAN ORTHODOX ST. SIMEON:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) eliminate buffering and screening; 4) increase maximum parking; 5) modify residential adjacency standards; and 6) alternative driveway geometrics.
 DESIGN REVIEW for modifications and expansion of an existing place of worship on 3.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard and the south side of Viking Road within Spring Valley. JJ/hw/kh (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Reconstruct commercial pan driveway per Uniform Standard Drawings 222.1 and 224 with future development.**
- **Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.**

Clark County Water Reclamation District (CCWRD)

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

36. PA-24-700026-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 2.46 acres. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/gc (For possible action)

HELD - 01/22/25 - per the applicant.

37. ZC-24-0532-PACIFIC CLASSIC, LLC:
ZONE CHANGE to reclassify 2.46 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon (description on file). RM/rg (For possible action)

HELD - 01/22/25 - per the applicant.

38. VS-24-0533-PACIFIC CLASSIC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Alpine Ridge Way (alignment) and Oso Blanca Road, and between Kyle Canyon Road and Radley Avenue (alignment) within Lower Kyle Canyon (description on file). RM/rg/kh (For possible action)

HELD - 01/22/25 - per the applicant.

39. DR-24-0534-PACIFIC CLASSIC, LLC:
DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone. Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/rg/kh (For possible action)

HELD - 01/22/25 - per the applicant.

40. ZC-24-0587-COUNTY OF CLARK (PUBLIC WORKS):
ZONE CHANGE to reclassify 1.25 acres from an IL (Industrial Light) Zone to a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise (description on file). MN/jor (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 30.02.26B 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.
- 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; and 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. UC-24-0589-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMITS for the following: 1) live entertainment; 2) banquet facility not accessed from an arterial or collector street; and 3) vocational training facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback; 3) reduce driveway approach distance; and 4) allow attached sidewalks.

DESIGN REVIEW for a proposed recreational, banquet, and vocational training facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Gates must remain open during business hours.
- Applicant is advised that off-site improvement permits may be required.

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 30.02.26B 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.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0475-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. SDR-24-0588-COUNTY OF CLARK (PUBLIC WORKS)

SIGN DESIGN REVIEWS for the following: 1) increase the sign area of a proposed electronic message unit, video (wall) sign; 2) allow a proposed electronic message unit, video (wall) sign to extend above a wall; 3) allow a roof sign; 4) increase the sign area of a proposed directional sign; and 5) reduce the clearance height of a proposed directional sign for a proposed recreational facility on 1.25 acres in a CU (Commercial Urban) Zone. Generally located on the north side of Harmon Avenue and the west side of Polaris Avenue within Paradise. MN/jor/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

43. ZC-24-0602-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
ZONE CHANGE to reclassify 2.38 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw (For possible action)

HELD - 01/22/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

44. VS-24-0601-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane (alignment) and Englewood Avenue and between Cameron Street and Decatur Boulevard within Enterprise (description on file). MN/hw/kh (For possible action)

HELD - 01/22/25 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

45. WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.
DESIGN REVIEW for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

HELD - 01/22/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

46. TM-24-500131-VERLAINE, LLC & PRECEDENT PROPERTIES, LLC:
TENTATIVE MAP consisting of 19 single-family residential lots and 6 common lots on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

HELD - 01/22/25 - per the applicant.

47. ZC-24-0617-KRLJ3, LLC:
ZONE CHANGE to reclassify a 9.26 acre portion of 11.35 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise (description on file). JJ/rg (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Department of Aviation

- **Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.**
- **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.**

48. VS-24-0619-KRL3, LLC:
VACATE AND ABANDON a portion of right-of-way being Serene Avenue located between Hinson Street (alignment) and Valley View Boulevard; and portion of right-of-way being Meranto Avenue located between Hinson Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

49. WS-24-0618-KRLJ3, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) waive full off-site improvements; and 3) waive drainage study and compliance in conjunction with a minor subdivision map.
DESIGN REVIEW for single-family residential development on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;

- 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 devices.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- 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.

50. TM-24-500135-KRLJ3, LLC:

TENTATIVE MAP consisting of a 72 lot single-family residential subdivision and 7 common lots on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;
- 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 devices.

Building Department - Addressing

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

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.

- 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 #0218-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

APPEALS

51. AC-24-900798: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 6258 Shenandoah Avenue within Sunrise Manor, and direct staff accordingly. MK/sr (For possible action)

APPEAL GRANTED AND REQUEST FOR REASONABLE ZONING ACCOMMODATION APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Limited to 8 hens which are not to be replaced after death;
- Maximum of 2 hens thereafter;
- Roosters are prohibited.

52. AC-24-900800: Consider an appeal of the Director's Notice of Decision to deny a Request for Reasonable Zoning Accommodation at 7212 Plushstone Street in Spring Valley, and direct staff accordingly. JJ/sr (For possible action)

APPEAL - DENIED.

Appeal denied for reasons as stated in the Notice of Decision on Request for Reasonable Zoning Accommodation dated November 12, 2024.

AGENDA ITEM

53. AG-24-900823: Discuss whether to initiate a Master Plan Amendment to the Transportation Maps of the Clark County Master Plan; and direct staff accordingly. (For possible action)

DISCUSSED.

ORDINANCES – INTRODUCTION

54. ORD-24-900411: Introduce an ordinance to consider adoption of a Development Agreement with Balelo 2012 Irrevocable Trust & Mosaic Land 1 LLC for a single-family residential subdivision on 1.9 acres, generally located south of Cactus Avenue and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 01/08/25.

55. ORD-24-900776: Introduce an ordinance to consider adoption of a Development Agreement with Stone Land Holdings LLC for a single-family residential development on a 7.50 acre portion of 32.50 acres, generally located east of Buffalo Drive and south of Gomer Road within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 01/08/25.

56. ORD-24-900792: Introduce an ordinance to consider adoption of a Development Agreement with 32 Acres, LLC for a shopping center on 3.85 acres, generally located north of Ford Avenue and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 01/08/25.

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.