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***OPENING CEREMONIES***

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 18th day of August, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:02 a.m. by Chair Kirkpatrick, and on roll call, the following members were present, constituting all of the members thereof:

**CALL TO ORDER**

**CHAIR AND COMMISSIONERS:**

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

**Also Present:**

Robert Warhola, Deputy District Attorney  
Nancy Amundsen, Director Comprehensive Planning  
Sami Real, Planning Manager  
Antonio Papazian, Assistant Manager of Development Review  
Jason Allswang, Senior Plan Checker  
Jewel Gooden, Assistant Clerk, BCC  
Keri Miller, Deputy Clerk

**1. Public Comments.**

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

**SPEAKER(S):** None

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

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

**ACTION:** It was moved by Commissioner Jim Gibson that the agenda be approved, with the deletion of Item Nos. 27, 40, 49, 56, 58, 60, 64, 65, 66, and 79 with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Commissioner Jim Gibson that the minutes of the regular meeting of July 21, 2021 be approved, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

4. DR-21-0343-JONES MAULE AVE, LLC:

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action)

**ATTACHMENT:** [DR-21-0343\\_Color\\_Merged.pdf](#)

**ATTACHMENT:** [04 21-0343-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Jones Maule Ave, LLC for design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Bronco Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- 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.

5. DR-21-0349-KATSAM, LLC:  
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action)

ATTACHMENT: [DR-21-0349\\_Color\\_Merged.pdf](#)

ATTACHMENT: [05 21-0349-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Katsam, LLC (Tanner Brandt) for design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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 off-site improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

6. DR-21-0350-COUNSELORS:

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action)

ATTACHMENT: [DR-21-0350\\_Color\\_Merged.pdf](#)

ATTACHMENT: [06 21-0350-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Counselors (DXD Capital, LLC) for design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, per Commissioner Jones, staff requested that the following additional Current Planning condition be added to read: Any proposed Mondale Pines to be replaced by an appropriate tree from the Southern Nevada Water Authority (SNWA) Plant List.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Any proposed Mondell Pines to be replaced by an appropriate tree from the Southern Nevada Water Authority Plant List;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- 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.

7. DR-21-0353-MAULE GRAND CANYON, LLC:  
DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action)

ATTACHMENT: [DR-21-0353\\_Color\\_Merged.pdf](#)

ATTACHMENT: [07 21-0353-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises) for a design review (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Justin Jones that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Until March 17, 2025 to complete;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **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;
- Clark County Fire Prevention approval street widths, radii, and driveway locations;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

8. AR-21-400103 (UC-18-0076)-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:  
USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.  
DESIGN REVIEW for a heliport in conjunction with an existing hospital (Sunrise) on 25.5 acres in an R-1 (Single Family Residential) (AE-60) Zone, a C-2 (General Commercial) Zone, and a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Maryland Parkway, 650 feet north of Desert Inn Road within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: AR-21-400103\_Color\_Merged.pdf

ATTACHMENT: 08 21-400103-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Sunrise Hospital & Medical Center, LLC (Kevin Cook) for a use permit first application for review and design review (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, per Commissioner Segerblom, staff requested that Current Planning condition Bullet No. 1 be deleted and replaced with a condition to read: Two years to review.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

9. AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:  
USE PERMITS FIFTH APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.

DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action)

ATTACHMENT: [AR-21-400109\\_Color\\_Merged.pdf](#)

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SUBJECT MATTER: In the matter of the aforementioned described application of Church St. John Bapt Greek Orthod (Karen Rawlinson) for use permits fifth application for review, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400110 (UC-0369-15);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

10. AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN REVOCABLE TRUST:

USE PERMIT FOURTH APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.

DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action)

ATTACHMENT: [AR-21-400110\\_Color\\_Merged.pdf](#)

ATTACHMENT: [10 21-400110-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Donald J. Dombrowski & Evelyn Kitt Revocable Trust (Karen Rawlinson) for a use permit fourth application for review and design review (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff requested that Public Works bullets Nos. 2 and 3 be deleted, and Public Works bullet No. 1 be amended to read: Right-of-way dedication to include 50 to 55 feet for Jones Boulevard, 30 feet for Quail Avenue, and associated spandrel prior to September 3, 2024.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400109 (UC-0652-14).
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Right-of-way dedication to include 50 feet to 55 feet for Jones Boulevard, 30 feet for Quail Avenue, and associated spandrel prior to September 3, 2024;
- Compliance with previous conditions.

11. ET-21-400096 (NZN-18-0283)-RICHMOND LIMITED PARTNERSHIP:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone. DESIGN REVIEW for a shopping center. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action)

ATTACHMENT: [ET-21-400096\\_Color\\_Merged.pdf](#)

ATTACHMENT: [11 21-400096-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Richmond Limited Partnership (Richmond, LP) for a zone change first extension of time and design review (as indicated on the ATTACHED agenda item):

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

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until July 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

12. ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:  
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) shopping center; and 2) lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action)

ATTACHMENT: [ET-21-400102\\_Color\\_Merged.pdf](#)

ATTACHMENT: [12 21-400102-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Richmond Limited Partnership (Richmond, LP) for design reviews first extension of time (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until July 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

13. ET-21-400104 (UC-19-0403)-USA:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a project of regional significance; 2) a 690 megawatt alternating current electric generating station (solar photovoltaic facility) and all ancillary structures; 3) increase the height of utility structures; 4) up to three 230kV substations; 5) up to three 230kV to 500kV transmission line corridors; 6) waive landscaping and buffering; 7) waive trash enclosure; 8) waive on-site paving requirements; and 9) allow signage in conjunction with the proposed electric generating station.

DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) with all ancillary structures and uses; 2) public utility structures; 3) up to three 230kV substations; and 4) office and maintenance buildings and all ancillary structures and facilities on 9,411 acres in an R-U (Rural Open Land) Zone and an O-S (Open Space) Zone. Generally located on the north and south sides of I-15 and the east and west sides of Valley of Fire BLM Road within the Northeast County Planning Area. MK/jgh/jo (For possible action)

ATTACHMENT: [ET-21-400104\\_Color\\_Merged.pdf](#)

ATTACHMENT: [13 21-400104-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of USA (Thomas Regenhardt) for use permits first extension of time and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Linda Bullen, the applicant's representative, who advised of requesting the extension of time due to being in the process of finalizing permitting with the Bureau of Land Management (BLM).

Commissioner Kirkpatrick advised that no additional extensions of time will be approved and an administrative review will be held in six months.

**ACTION:** It was moved by Commissioner Marylin Kirkpatrick that the application be approved, subject to staff's and additional conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

- Until July 17, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

14. ET-21-400105 (UC-19-0241)-TEN15 SUNSET GRIER, LLC:  
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) restaurants (food court).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow encroachment into airspace; 2) increased building height; 3) reduced parking; and 4) reduced throat depth.  
DESIGN REVIEW for a proposed office building with a parking garage on 3.1 acres in an M-D (Design Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Sunset Road and the east side of Grier Drive within Paradise. JG/lm/jo (For possible action)

ATTACHMENT: [ET-21-400105\\_Color\\_Merged.pdf](#)

ATTACHMENT: [14 21-400105-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Ten15 Sunset Grier, LLC for use permits first extension of time, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until June 19, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

15. ET-21-400108 (UC-0144-11)-DIAMOND SOLO, LLC:  
USE PERMITS FIFTH EXTENSION OF TIME for the following: 1) a high impact project; 2) a gravel pit; 3) a permanent batch plant; and 4) rock crushing.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements (excluding paving); and 2) exceeding the maximum site disturbance in conjunction with Hillside development.  
DESIGN REVIEWS for the following: 1) a gravel pit; 2) a permanent batch plant; 3) rock crushing; and 4) development within the Hillside & Foothills Transition Boundary Area on 1,416.0 acres in an M-2 (Industrial) (AE-65) Zone. Generally located 4,150 feet north of the intersection of I-15 and Las Vegas Boulevard North within Apex. MK/bb/jo (For possible action)

ATTACHMENT: [ET-21-400108\\_Color\\_Merged.pdf](#)

ATTACHMENT: [15 21-400108-081821.docx](#)

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

DISCUSSION: Following introduction of the item, per Commissioner Kirkpatrick, staff requested that the expiration date be revised to read: June 8, 2025.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until June 8, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

16. UC-21-0284-HRHH PROPCO, LLC:  
USE PERMITS for the following: 1) live entertainment; 2) reduce separation from outdoor live entertainment to a residential use; and 3) allow primary access to the live entertainment areas not through the interior of a resort hotel.  
DESIGN REVIEWS for the following: 1) outdoor event areas; and 2) remodel of resort hotel areas (Virgin Hotel) on 28.8 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the northwest corner of Paradise Road and Harmon Avenue within Paradise.  
JG/jt/jo (For possible action)

ATTACHMENT: [UC-21-0284\\_Color\\_Merged.pdf](#)

ATTACHMENT: [16 21-0284-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of HRHH Propco, LLC (HRHH Propco, LLC and HRHH Café Propco, LLC) for use permits and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## CONDITIONS OF APPROVAL -

### Current Planning

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

### Public Works - Development Review

- Coordinate with Public Works - Design Division for the Paradise Road improvement project;
- Dedicate any right-of-way and easements necessary for the Paradise Road improvement project.

### 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 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 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.

#### 17. UC-21-0327-PONDEROSA VIEW, LLC:

USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.0 acre site in an M-1 (Light Manufacturing) (AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Ponderosa Way, 370 feet west of Valley View Boulevard within Paradise. MN/rk/jo (For possible action)

ATTACHMENT: [UC-21-0327\\_Color\\_Merged.pdf](#)

ATTACHMENT: [17 21-0327-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Ponderosa View, LLC (Livfree Wellness, LLC) for a use permit (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- Traffic study and compliance.

### **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 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.

18. UC-21-0382-CITYCENTER HARMON HOTEL HOLDINGS:  
USE PERMITS for a shopping center including the following: 1) alcohol, on-premises consumption; 2) alcohol sales beer and wine - packaged only; 3) alcohol sales, liquor - packaged only; 4) antiques; 5) arcade; 6) art gallery; 7) billiard hall; 8) club; 9) convenience store; 10) electronic equipment sales; 11) food cart/booth; 12) grocery store; 13) jewelry making - excluding smelting of metal; 14) jewelry repair; 15) kiosk/informational (outdoor); 16) live entertainment; 17) movie theater; 18) offices; 19) outside dining, drinking and cooking; 20) pharmacy; 21) photographic studio; 22) recording studio; 23) restaurant; 24) retail sales and service; 25) shoe repair; 26) sporting goods; 27) watch/small clock repair; 28) banquet facilities; and 29) all deviations as shown per plans on file.  
DEVIATIONS for the following: 1) alternative landscaping and screening requirements; 2) permit uses outdoors where required to be in an enclosed building; 3) allow primary access for a shopping center and accessory retail structures for the exterior of a resort hotel; 4) increase building height; and 5) all other deviations as shown per plans on file.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to reduce setbacks; and 2) reduce parking.  
DESIGN REVIEW for a shopping center in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/jo (For possible action)

ATTACHMENT: [UC-21-0382\\_Color\\_Merged.pdf](#)

ATTACHMENT: [18 21-0382-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of CityCenter Harmon Hotel Holdings (63SLVB, LLC) for use permits, deviations, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Prior to the issuance of a building permit, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that this project is subject to the requirements of the Development Agreement for CityCenter; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Vacate the excess portion of the existing pedestrian access easement/sidewalk.

**Department of Aviation**

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

19. VS-21-0334-LALEKA, INAM & KHALID, SAIMA:  
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and



Rush Avenue and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

ATTACHMENT: VS-21-0334\_Color\_Merged.pdf

ATTACHMENT: 19 21-0334-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Inam Laleka & Saima Khalid (Umer Malik) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

20. WS-21-0333-LALEKA, INAM & KHALID, SAIMA:  
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.  
DESIGN REVIEW for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action)

ATTACHMENT: WS-21-0333\_Color\_Merged.pdf

ATTACHMENT: 20 21-0333-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Inam Laleka & Saima Khalid (Umer Malik) for waiver of development standards and a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

21. VS-21-0342-STORYBOOK-TROPICANA, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Hamilton Avenue located between Dodd Street and Los Pinos Street within Whitney (description on file). JG/al/jd (For possible action)

ATTACHMENT: VS-21-0342\_Color\_Merged.pdf

ATTACHMENT: 21 21-0342-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Storybook – Tropicana, LLC to vacate and abandon a portion of a right-of-way (as indicated on the ATTACHED

agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with 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.

22. WS-21-0341-STORYBOOK-TROPICANA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative yard setbacks; and 2) alternative street section.

DESIGN REVIEWS for the following: 1) a single family residential development; 2) a hammerhead design turnaround at the end of a street; and 3) finished grade for a single family residential development on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)

ATTACHMENT: [WS-21-0341\\_Color\\_Merged.pdf](#)

ATTACHMENT: [22 21-0341-081821.docx](#)

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

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with Public Works - Development Review.
- 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant is advised to refer to Clark County Fire Code Appendix D for proper sizes; and that Street A hammerhead appears to be too small.

23. TM-21-500105-STORYBOOK-TROPICANA, LLC:  
TENTATIVE MAP consisting of 22 single family residential lots and common lots on 2.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)

ATTACHMENT: [TM-21-500105\\_Color\\_Merged.pdf](#)

ATTACHMENT: [23 21-500105-081821.docx](#)

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

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with Public Works - Development Review.
- 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.

### **Current Planning Division - Addressing**

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

### **Department of Aviation**

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

### **Building Department - Fire Prevention**

- Applicant is advised to refer to Clark County Fire Code Appendix D for proper sizes; and that Street A hammerhead appears to be too small.

### **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 #0274-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and

Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file).  
JJ/sd/jo (For possible action)

ATTACHMENT: VS-21-0376\_Color\_Merged.pdf

ATTACHMENT: 24 21-0376-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Durango Plaza Holdings Revocable Living Trust & Durango Plaza Holdings II Revocable Living Trust to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Justin Jones that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- 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 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.

25. **DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**

DESIGN REVIEW for finished grade for a proposed convenience store on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action)

ATTACHMENT: DR-21-0375\_Color\_Merged.pdf

ATTACHMENT: 25 21-0375-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Durango Plaza Holdings Revocable Living Trust & Durango Plaza Holdings II Revocable Living Trust for a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

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

26. TM-21-500116-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST & DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:  
TENTATIVE MAP consisting of 1 commercial lot on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/sd/jo (For possible action)

ATTACHMENT: [TM-21-500116\\_Color\\_Merged.pdf](#)

ATTACHMENT: [26 21-500116-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Durango Plaza Holdings Revocable Living Trust & Durango Plaza Holdings II Revocable Living Trust for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



## CONDITIONS OF APPROVAL -

### Current Planning

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

### Public Works - Development Review

- Drainage study and compliance;
- 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.
- 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.

27. WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:  
WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

ATTACHMENT: WC-21-400106 Color Merged.pdf

ATTACHMENT: 27 21-400106-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Church Full Gospel LV Korean (Jeremy McCay) for a waiver of conditions (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

28. WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:  
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) install landscaping per plan by June 1, 2020; 2) reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and 3) Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action)

ATTACHMENT: WC-21-400111 Color Merged.pdf

ATTACHMENT: 28 21-400111-081821

SUBJECT MATTER: In the matter of the aforementioned described application of Platinum Motor Cars, LLC for waivers of conditions (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Vehicles shall not be parked in the Boulder Highway Nevada Department of Transportation right-of-way.

**Public Works - Development Review**

- Applicant is advised that if landscaping is installed within the Boulder Highway right-of-way in the future, approval from the Nevada Department of Transportation may be required.

29. WC-21-400115 (ZC-0023-03)-BOTTILING GROUP, LLC:

WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

ATTACHMENT: [WC-21-400115 Color Merged.pdf](#)

ATTACHMENT: [29 21-400115-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Bottling Group, LLC (Anthony Didio) for a waiver of conditions (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Building Department - Fire Prevention**

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

30. WS-21-0378-BOTTILING GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.

DESIGN REVIEWS for the following: 1) distribution center/beverage plant expansion; and 2) finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

ATTACHMENT: WS-21-0378 Color Merged.pdf

ATTACHMENT: 30 21-0378-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Bottling Group, LLC (Anthony Didio) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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.

**Building Department - Fire Prevention**

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

31. WS-21-0312-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC:  
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.  
DESIGN REVIEW for modifications to an approved comprehensive sign package on a 0.7 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/lm/jo (For possible action)

ATTACHMENT: WS-21-0312 Color Merged.pdf

ATTACHMENT: 31 21-0312-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of GC Vegas Retail, LLC & Nakash S&W, LLC (Shawn Smith) for a waiver of development standards and design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

32. **WS-21-0315-TP ESTATES IRR BUSINESS TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) wall height; and 2) off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

**ATTACHMENT:** [WS-21-0315 Color Merged.pdf](#)

**ATTACHMENT:** [32 21-0315-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of TP Estates IRR Business Trust (Pinnacle Homes) for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Justin Jones that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Avenue, 30 feet for Park 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 final map;
- 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.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

33. TM-21-500099-TP ESTATES IRR BUSINESS TRUST:  
TENTATIVE MAP consisting of 8 lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

ATTACHMENT: [TM-21-500099\\_Color\\_Merged.pdf](#)

ATTACHMENT: [33 21-500099-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of TP Estates IRR Business Trust (Pinnacle Homes) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Ave, 30 feet for Park 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 final map;
- 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The private street shall have an approved street name with the suffix of Court.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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 to contact the City of Las Vegas with regard to sewage disposal.

34. WS-21-0326-DFILV II, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.  
DESIGN REVIEW for signage with an approved retail center on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and El Capitan Way within Enterprise. JJ/lm/jo (For possible action)

ATTACHMENT: [WS-21-0326\\_Color\\_Merged.pdf](#)

ATTACHMENT: [34\\_21-0326-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DFILV II, LLC for a

waiver of development standards and design review (as indicated on the ATTACHED agenda item):

**DISCUSSION:** Following introduction of the item, per Commissioner Jones, staff requested that Current Planning bullet No. 1 be revised to read: No illuminated signage on the southern elevation.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

35. **WS-21-0335-SAHARA PALM PLAZA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase animated sign area.

**DESIGN REVIEW** for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/jgh/jo (For possible action)

**ATTACHMENT:** [WS-21-0335 Color Merged.pdf](#)

**ATTACHMENT:** [35 21-0335-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Sahara Palm Plaza, LLC for a waiver of development standards and design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

36. WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain.  
RM/md/jo (For possible action)

ATTACHMENT: [WS-21-0344 Color Merged.pdf](#)

ATTACHMENT: [36 21-0344-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of James Patrick Gordon Trust & James Patrick Gordon Trs (Strive Engineering) for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Justin Jones that the recommendation be Approved. On roll call, motion carried by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



**CONDITIONS OF APPROVAL -**

**Current Planning**

- Expunge WS-18-0954;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue, 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 final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road 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.

37. TM-21-500107-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:  
TENTATIVE MAP consisting of 12 single family residential lots on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)

ATTACHMENT: [TM-21-500107\\_Color\\_Merged.pdf](#)

ATTACHMENT: [37 21-500107-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of James Patrick Gordon Trust & James Patrick Gordon Trs (Strive Engineering) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Expunge TM-18-500226;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- 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 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue, 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 final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road 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.

**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 to contact the City of Las Vegas with regard to sewage disposal.

38. WS-21-0348-PAVILOS FAMILY TRUST ET AL:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased retaining wall height; and 2) reduced street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

ATTACHMENT: [WS-21-0348\\_Color\\_Merged.pdf](#)

ATTACHMENT: [38 21-0348-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Pavilos Family Trust Et Al (Eddie Duenas) for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall 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.

39. TM-21-500109-PAVILOS FAMILY TRUST ET AL:  
TENTATIVE MAP consisting of 20 single family residential lots on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

ATTACHMENT: [TM-21-500109\\_Color\\_Merged.pdf](#)

ATTACHMENT: [39 21-500109-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Pavilos Family Trust Et Al (Eddie Duenas) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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 a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall 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.

### **Current Planning Division - Addressing**

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

### **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 #0243-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. WS-21-0362-SUNSET PROPERTIES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) driveway geometrics; and 3) encroachment into airspace.  
DESIGN REVIEWS for the following: 1) office/warehouse; and 2) finished grade in conjunction with a proposed office/warehouse on 1.9 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Sunset Road and the west side of Cameron Street within Paradise. MN/nr/jo (For possible action)

ATTACHMENT: [WS-21-0362\\_Color\\_Merged.pdf](#)

ATTACHMENT: [40 21-0362-081821.docx](#)

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

**ACTION:** Deleted from the agenda (held to no date certain per the applicant).

41. WS-21-0380-LNY INVESTMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the required loading space.  
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor.  
MK/md/jo (For possible action)

ATTACHMENT: WS-21-0380\_Color\_Merged.pdf

ATTACHMENT: 41 21-0380-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LNY Investment, LLC (Circle K Stores, Inc) for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Jody Hammel, the applicant's representative, who advised that the site was previously approved for the requested uses of a convenience store and gas station; the time extension to begin construction will be expiring in April; requested removal of the loading space being that plenty of parking was available in the back of the store, and proposed that the space in front of the dumpster be the loading and unloading space for delivery trucks; further advised that the Sunrise Town Advisory Board requested that deliveries be directed to the north side of the store; provided two ADA (American's with Disabilities Act) parking spaces, only one space was required; discussed elevations, the fuel canopy, and landscaping buffer between the Circle K store and the mobile home park to the east; advised of the increasing grade due to the high volume of strong flow coming off of Lamb Boulevard, and a wall will be constructed on the western boundary which will direct the flow down Lamb Boulevard and away from the mobile home park to reduce flooding.

Discussion followed regarding mature landscaping to buffer the manufactured homes; the setback for the trees; cameras and lighting placement will be reviewed with the Las Vegas Metropolitan Police Department; and fuel will be delivered off of Lamb Boulevard to lessen the impact to the homes.

**ACTION:** It was moved by Commissioner Marilyn Kirkpatrick that the application be approved, subject to staff's and additional conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- 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 off-site improvement permits may be required.

### **Building Department - Fire Prevention**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

42. ZC-21-0311-DRAKETAIL HOLDINGS II, LLC:  
ZONE CHANGE to reclassify a 5.3 acre portion of a 10.2 acre site from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an H-2 (General Highway) Zone to a C-2 (General Commercial) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a commercial center. Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file). JG/sd/jd (For possible action)

ATTACHMENT: ZC-21-0311\_Color\_Merged.pdf

ATTACHMENT: 42 21-0311-081821.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Draketail Holdings II, LLC for a zone change, waivers of development standards, and design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Systems project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal Systems project.
- Applicant is advised that off-site improvement permits may be required.

**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 #0337-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:  
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade.  
Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

ATTACHMENT: [ZC-21-0338\\_Color\\_Merged.pdf](#)

ATTACHMENT: [43 21-0338-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Signature Homes at Edmond, LLC (Rick Barron) for a zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Edmond Street.
- 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0196-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

44. VS-21-0337-SIGNATURE HOMES AT EDMOND, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Lindell Road and between Lake Sonoma Avenue and Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

ATTACHMENT: [VS-21-0337\\_Color\\_Merged.pdf](#)

ATTACHMENT: [44 21-0337-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Signature Homes at



Edmond, LLC (Rick Barron) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Edmond Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

45. TM-21-500104-SIGNATURE HOMES AT EDMOND, LLC:  
TENTATIVE MAP consisting of 15 residential lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

ATTACHMENT: [TM-21-500104\\_Color\\_Merged.pdf](#)

ATTACHMENT: [45 21-500104-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Signature Homes at Edmond, LLC (Rick Barron) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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 30 feet for Edmond Street.
- 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.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Cayton Court is a street name sound alike and shall have an approved name.

### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0196-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. ZC-21-0355-SILVER HINSON, LLC & GRAND GOMER, LLC:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
USE PERMIT for a planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) alternative private street sections; 4) reduce back of curb radius; 5) reduce driveway side setbacks; and 6) reduce street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family attached (townhouse) residential subdivision; and 2) finished grade. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: ZC-21-0355\_Color\_Merged.pdf

ATTACHMENT: 46 21-0355-081821.docx

**SUBJECT MATTER:** In the matter of the aforementioned described application of Silver Hinson, LLC & Grand Gomer, LLC (Nicholas Steven Portugal) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Remove 2 parking spaces and relocate the third parking space located on the west side of unit 51 and the north side of unit 52, and provide additional amenities for residents in this area where the parking spaces were located;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, 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;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 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 final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

47. VS-21-0356-SILVER HINSON, LLC & GRAND GOMER, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Meranto Avenue and Gomer Road (alignment), and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: [VS-21-0356\\_Color\\_Merged.pdf](#)

ATTACHMENT: [47 21-0356-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Silver Hinson, LLC & Grand Gomer, LLC (Nicholas Steven Portugal) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 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 final map;
- 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.

48. TM-21-500112-SILVER HINSON, LLC & GRAND GOMER, LLC:  
TENTATIVE MAP consisting of 70 residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Gomer Road and the west side of Grand Canyon Drive within Enterprise. JJ/jt/jd (For possible action)

ATTACHMENT: [TM-21-500112\\_Color\\_Merged.pdf](#)

ATTACHMENT: [48 21-500112-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Silver Hinson, LLC & Grand Gomer, LLC (Nicholas Steven Portugal) for a tentative map (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Gomer Road, and associated spandrel;
- 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 final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

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

49. ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: ZONE CHANGE to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.

DESIGN REVIEWS for the following: 1) an existing school and park (William E. Orr Middle School/Orr Park); and 2) a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)

ATTACHMENT: [ZC-21-0365\\_Color\\_Merged.pdf](#)

ATTACHMENT: [49 21-0365-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of School Board of Trustees & County of Clark (Pk & Comm) Lease (Clark County School District – Facilities Services) for a zone change and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

50. ZC-21-0369-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:

ZONE CHANGE to reclassify 10.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade in the CMA Design Overlay District. Generally located between Maule Avenue and Badura Avenue, 650 feet east of Torrey Pines Drive within Enterprise (description on file). MN/al/jd (For possible action)

ATTACHMENT: [ZC-21-0369\\_Color\\_Merged.pdf](#)

ATTACHMENT: [50 21-0369-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Jelindo A. Tiberti II 2015 Irrevocable Trust Et Al & Courtney Tiberti Forgey Trs (Chartwell Real Estate Development) for a zone change and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 2 years of approval date or they will expire.

### **Public Works - Development Review**

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

### **Department of Aviation**

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



temporary equipment.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

51. VS-21-0370-TIBERTI, JELINDO A. II 2015 IRREVOCABLE TRUST ETAL & FORGEY, COURTNEY TIBERTI TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Jones Boulevard; and portions of a right-of-way being Mann Street located between Maule Avenue and Badura Avenue, and Maule Avenue located between Torrey Pines Drive and Jones Boulevard in the CMA Design Overlay District within Enterprise (description on file). MN/al/jd (For possible action)

ATTACHMENT: [VS-21-0370\\_Color\\_Merged.pdf](#)

ATTACHMENT: [51 21-0370-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Jelindo A. Tiberti II 2015 Irrevocable Trust Et Al & Courtney Tiberti Forgey Trs (Chartwell Real Estate Development) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue and 30 feet for Maule Avenue;
- 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.
- 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.

52. ZC-21-0381-USA:  
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) public facility (fire station); 2) lighting; 3) signage; and 4) finished grade. Generally located on the south side of Raven Avenue, 260 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: [ZC-21-0381\\_Color\\_Merged.pdf](#)

ATTACHMENT: [52 21-0381-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of USA (Moriah Curran) for a zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of this 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.
- 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.

53. ORD-21-900293: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MEQ – B&D, LLC for a shopping center (Blue Diamond and Durango North Commercial) on 3.8 acres, generally located east of Durango Drive and north of Blue Diamond Road within Enterprise. JJ/ab (For possible action)

ATTACHMENT: [ORD-21-900293PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board conduct a public hearing to consider an ordinance to consider adoption of a Development Agreement with MEQ – B&D, LLC for a shopping center (Blue Diamond and Durango North Commercial) on 3.8 acres, generally located east of Durango Drive and north of Blue Diamond Road within Enterprise. (For possible action):

**ACTION:** It was moved by Commissioner Justin Jones that the ordinance (No. 4884) be adopted, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED.**

54. ORD-21-900372: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc. for a residential subdivision (Silverleaf 2 @ Starr and Placid) on 4.6 acres, generally located south of Starr Avenue and west of Placid Street within Enterprise. MN/ab (For possible action)

ATTACHMENT: [ORD-21-900372PH.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc. for a residential subdivision (Silverleaf 2 @ Starr and Placid) on 4.6 acres,

generally located south of Starr Avenue and west of Placid Street within Enterprise. (For possible action):

**ACTION:** It was moved by Commissioner Justin Jones that the ordinance (No. 4885) be adopted, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED.**

55. AG-21-900376: Receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan, and direct staff accordingly. (For possible action)

ATTACHMENT: [AG-21-900376\\_Color\\_Merged.pdf](#)

ATTACHMENT: [55 21-900376.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners receive a report on the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan, and direct staff accordingly. (For possible action):

**DISCUSSION:** Following introduction of the item, staff advised that the report was presented to the Planning Commission on August 17, 2021.

The Board was addressed by Greg Cerven, Senior Planner in the Department of Comprehensive Planning, who advised that the Regional Transportation Commission of Southern Nevada (RTC) voted to approve Bus Rapid Transit (BRT) along the Maryland Parkway Corridor in 2019; the Maryland Parkway Corridor extends from Russell Road, near the airport, north into the Las Vegas Medical District, near University Medical Center (UMC); County staff worked with RTC staff and MIG, Inc. to create the Maryland Parkway Corridor Transit Oriented Development (TOD) Plan to support the opportunities BRT brought to the area; the transit development plan will be creating a vision for the area and will support the Transform Clark County efforts, and updates to the Master Plan and Development Code.

Ellie Schaeffer, Urban Designer and Planner with MIG, Inc., advised that the project was a collaboration between the City of Las Vegas, Clark County, and RTC; MIG, Inc. lead the effort focusing on planning design and engagement; TOD creates a compact, walkable, mixed-use, dense environment close to high quality, high-capacity transit; discussed the project timeline; utilized multiple means of engaging the community including an in-person open house, online and hard-copy surveys, social media, and public review of drafted plans; stakeholder advisory group included owners or representatives from Maryland Parkway businesses, organizations, and institutions; technical advisory groups provided specialized insight on policies, strategies, and conditions which impact the development and implementation of the Plan; the project elements included generating reports regarding an Existing Conditions Analysis, Market Readiness Analysis, Workforce Housing Plan, Value Capture Toolkit, TOD Plans, and Performance Measures Template; determined priority focus areas: Sahara Avenue, Desert Inn Road, Flamingo Road, and University Road; TOD plans focused on the priority areas, created recommendations and implementation strategies; and a Performance Measures Template is being developed to assist staff with measuring progress towards TOD and the successes made while implementing the Plan, both corridor wide and within the specific focus areas.

Discussion followed regarding implementation, including incorporating the Plan into the Transform Clark County Master Plan and into the overlay within the new Zoning Codes; the concepts and ideas for

the Maryland Corridor may be expanded to additional redevelopment areas; underused parking lots may be utilized for other public functions, such as farmers markets; the bridge across Maryland Parkway; and desert friendly landscaping and art to improve streetscape design.

In response to the Board, Daniel Fazekas, Senior Regional Planner at RTC, advised that the BRT design project was separate from the TOD project; RTC was working closely with MIG, Inc. regarding aspects of the design including the right-of-way and bus stops; and further advised that RTC will not be looking at the land use.

Staff advised that the Maryland Parkway overlay was previously adopted by the Board; and design standards, including sidewalk art, were developed in anticipation of the transportation-oriented development.

Jay Renkens, Director of Firmwide Planning and Design Services with MIG, Inc., discussed the coordination throughout the design process; steering committee meetings; and the focus being on land use, development, and design.

Staff was directed to proceed with the revitalization of the Maryland Parkway Corridor; to accept the report; and to incorporate the report into the Clark County Initiative.

**ACTION:** No action was taken by the Board.

56. UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:  
HOLDOVER USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.  
DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)

ATTACHMENT: [UC-21-0275\\_Color\\_Merged.pdf](#)

ATTACHMENT: [56 21-0275-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Church Foursquare Gospel Intl (H. C. Klover Architect) for holdover use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from August 4, 2021):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

57. UC-21-0332-ERBR, LLC:  
USE PERMITS for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.  
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. TS/md/jo (For possible action)

ATTACHMENT: [UC-21-0332\\_Color\\_Merged.pdf](#)

ATTACHMENT: [57 21-0332-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of ERBR, LLC (David Anderson) for use permits, a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** Following introduction of the item, the Board was advised by staff that the Paradise Town Board recommended approval per staff conditions.

David Anderson, the applicant's representative, advised that the applicant has been located at the site since 2015; missed the review hearing because of COVID-19, and subsequently had to submit a new application.

Commissioner Segerblom, staff, and the applicant's representative discussed the applicant's request for the landscaping waiver and the timeline for review.

**ACTION:** It was moved by Commissioner Tick Segerblom that the application be approved with two years to review, with waiver of development standards Nos. 1(a) and 1(c) being denied, subject to staff's conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- 2 years to commence and review as a public hearing;
- No sale of live animals;
- Uniformed theme for the temporary structures to include aluminum metal support poles, durable, fabric membrane canopies with a consistent and neutral color.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

WAIVER OF DEVELOPMENT STANDARDS #1A AND #1C WERE DENIED.

58. WC-21-400099 (UC-0729-06)-R & G HOLDINGS, LLC:

WAIVER OF CONDITIONS of a use permit requiring massage business hours limited to 8:00 a.m. to 9:00 p.m. on 0.6 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located 275 feet north of Spring Mountain Road, 215 feet east of Arville Street within Paradise. JJ/bb/jo (For possible action)

ATTACHMENT: [WC-21-400099 Color Merged.pdf](#)

ATTACHMENT: [58 21-400099-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of R & G Holdings, LLC (Regal Spa, LLC) for a waiver of conditions (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to October 6, 2021 per the applicant).

59. WC-21-400100 (NZC-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:  
WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/jt/jo (For possible action)

ATTACHMENT: [WC-21-400100\\_Color\\_Merged.pdf](#)

ATTACHMENT: [59 21-400100-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Fort Apache Professional Park, LLC (John D. Burke) for a waiver of conditions (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was advised by staff that the Spring Valley Town Board recommended approval per staff conditions.

The Board was addressed by Jennifer Lazovich, the applicant's representative, who advised that the design of the originally approved application indicated that a double wall would be constructed on the east property line at a height of eight feet; reevaluated the design when construction commenced and requested a waiver to install additional landscaping in place of the taller wall; a neighbor at the Town Board meeting requested the additional landscaping because of the view; and further advised that a revised plan was submitted to the County.

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Per revised landscaping plans.

60. ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:  
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.  
DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)

ATTACHMENT: [ZC-21-0320\\_Color\\_Merged.pdf](#)

ATTACHMENT: [60 21-0320-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Precedent Properties, LLC & Verlaine, LLC (Precedent Properties, LLC) for a zone change, waiver of development standards, and design review (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

61. ZC-21-0371-CFT LANDS, LLC:

ZONE CHANGE to reclassify 21.0 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; 2) off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving); and 3) street configuration.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

ATTACHMENT: [ZC-21-0371\\_Color\\_Merged.pdf](#)

ATTACHMENT: [61 21-0371-081821.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of CFT Lands, LLC (Bruin Capital Partners) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): None

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 61 was taken in conjunction with Item Nos. 62 and 63.

Following introduction of Item Nos. 61, 62, and 63, the Board was addressed by Chris Meyer, a neighbor and President of the Artesian Homeowners Association, who advised that the neighbors were not contacted regarding the design review; the Town Advisory Board explained the nonconforming zone change from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) to the neighbors; since March 2020 over 500 homes were approved to be constructed in the area, and the density increased from a low density of R-E zone to a high density of R-2 zone; requested that the Town Advisory Board conditions remain; and expressed concerns that during the existing water crisis the annual water usage of the proposed homes cannot be supported.

In response to Commissioner Jones, Chris Meyer advised that the representative was a trust who represented American West Homes; and the Town Advisory Board conditions included no three-story homes, proposed homes located adjacent to an existing home on half acre lots need to be a single-story home on a minimum 10,000 square foot lot; and discussed the increased density and incorporating expected water usage into future applications.

**ACTION:** It was moved by Commissioner Justin Jones that the applications for Item Nos. 61, 62, and 63 be held to September 22, 2021, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** Tick Segerblom

**ABSTAIN:** None



62. VS-21-0372-CFT LANDS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action)

ATTACHMENT: [VS-21-0372\\_Color\\_Merged.pdf](#)

ATTACHMENT: [62 21-0372-081821.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of CFT Lands, LLC (Bruin Capital Partners) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): None

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 62 was heard in conjunction with Item Nos. 61 and 63.

**ACTION:** Held to September 22, 2021 (see Item No. 61 for discussion, motion, and vote).

63. TM-21-500115-CFT LANDS, LLC:  
TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action)

ATTACHMENT: [TM-21-500115\\_Color\\_Merged.pdf](#)

ATTACHMENT: [63 21-500115-081821.docx](#)

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

REPRESENTATIVE(S): None

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 63 was heard in conjunction with Item Nos. 61 and 62.

**ACTION:** Held to September 22, 2021 (see Item No. 61 for discussion, motion, and vote).

64. NZC-21-0222-JCLH, LLC:  
ZONE CHANGE to reclassify 20.0 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 wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights).  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade.  
Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: [NZN-21-0222\\_Color\\_Merged.pdf](#)

ATTACHMENT: [64 21-0222-081821.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board deny the aforementioned described application of JCLH, LLC for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

65. VS-21-0223-JCLH, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: [VS-21-0223\\_Color\\_Merged.pdf](#)

ATTACHMENT: [65 21-0223-081821.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board deny the aforementioned described application of JCLH, LLC to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

66. TM-21-500055-JCLH, LLC:  
TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

ATTACHMENT: [TM-21-500055\\_Color\\_Merged.pdf](#)

ATTACHMENT: [66 21-500055-081821.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board deny the aforementioned described application of JCLH, LLC for a tentative map (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

67. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:  
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distances from the intersection; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.  
DESIGN REVIEWS for the following: 1) proposed retail center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [NZC-21-0254\\_Color\\_Merged.pdf](#)

ATTACHMENT: [67 21-0254-081821.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Z M Z S Family Trust & Umer Z Malik Trs (Umer Malik) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** There being no objections, Item No. 67 was taken in conjunction with item Nos. 68 and 69.

Following introduction of Item Nos. 67, 68, and 69, the Board was addressed by Robert Cunningham, the applicant's representative, who advised that the redesigned site plan was previously zoned C-1; the plan was modified to add a drive thru on one of the restaurant pads, and several building orientations were turned; and staff, the Planning Commission, and the Town Board recommended approval.

**ACTION:** It was moved by Commissioner Justin Jones that the applications for Item Nos. 67, 68, and 69 be approved, subject to staff's and additional conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0888;
- Add additional fenestrations to retail building #1 on western elevation;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Design review as a public hearing on signage and lighting;
- Enter into a standard development agreement prior to any permits or final mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- 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 on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 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 final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

68. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action)

ATTACHMENT: [VS-21-0255\\_Color\\_Merged.pdf](#)

ATTACHMENT: [68 21-0255-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Z M Z S Family Trust & Umer Z Malik Trs (Umer Malik) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 68 was taken in conjunction with Item Nos. 67 and 69.

**ACTION:** Approved, subject to staff's and additional conditions as noted below (see Item No. 67 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 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 final map;
- 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.

69. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:  
TENTATIVE MAP for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action)

ATTACHMENT: TM-21-500069\_Color\_Merged.pdf

ATTACHMENT: 69 21-500069-081821.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Z M Z S Family Trust & Umer Z Malik Trs (Umer Malik) for a tentative map (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** There being no objections, Item No. 69 was taken in conjunction with item Nos. 67 and 68.

**ACTION:** Approved, subject to staff's and additional conditions as noted below (see Item No. 67 for discussion, motion, and vote).

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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 on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 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 final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

70. Nzc-21-0285-RAINBOW NORTH SPE OWNER, LLC:  
ZONE CHANGE 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/rk/jd (For possible action)

ATTACHMENT: ZC-21-0285\_Color\_Merged.pdf

ATTACHMENT: 70 21-0285-081821.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Rainbow North SPE Owner, LLC for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** Following introduction of the item, staff advised the application was originally submitted as a conforming zone change to U-V, Commissioner Naft and staff requested that the applicant submit a request for a nonconforming zone change for the multiple family use, without the mixed-use portion of the original request.

The Board was addressed by Stephanie Lazovich, the applicant's representative, who advised of the modified request for a nonconforming zone change, staff reviewed the request and recommended approval; parking was reduced by approximately twenty spaces, and a parking study was submitted.

Discussion followed regarding the garages being limited to parking and be subject to monthly inspections; and the applicant's representative advised that the lease included the necessary language.

**ACTION:** It was moved by Commissioner Michael Naft that the application be approved, subject to staff's conditions and monthly inspections as noted below, with the following vote:

**VOTING AYE:** Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II  
**VOTING NAY:** None  
**ABSENT:** None  
**ABSTAIN:** None



## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 3 years with any extension of time to be a public hearing;
- Lease agreements for the units shall stipulate that garages shall be limited to parking and that they will be inspected monthly to verify they are not being used for storage;
- Provide site landscape amenity zones along public street frontage as shown on plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue and 25 feet to the back of curb for Arby Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb 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 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.

### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

### **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 #0371-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may

require a new POC analysis.

71. NZC-21-0291-RAINBOW ARBY APTS, LLC:  
ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an alternative security gate design and geometrics.  
DESIGN REVIEWS for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Redwood Street within Enterprise (description on file).  
MN/md/jd (For possible action)

ATTACHMENT: [NZC-21-0291\\_Color\\_Merged.pdf](#)

ATTACHMENT: [71 21-0291-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Rainbow Arby Apts, LLC (Ovation Contracting, Inc) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 71 was taken in conjunction with Item No. 72.

Following introduction of Item Nos. 71 and 72, the Board was advised that staff recommended that the applicant submit a request for a nonconforming zone change for multiple family use, without the mixed-use portion of the original request.

The Board was addressed by Jennifer Lazovich, the applicant's representative, who advised that the project was located east of Rainbow Boulevard; staff recommended denial of the driveway off Redwood Street, and approval for the balance of the application; units were accessed through internal hallways and elevators, large open space was included in the middle of the structure; two ingress points were located from Arby Avenue and Redwood Street; the applicant submitted a revised design for the driveway off of Redwood Street; and requested approval.

In response to questioning by Commissioner Naft, staff did not object to the revised driveway design, as a turn-around was provided.

**ACTION:** It was moved by Commissioner Michael Naft that the applications for Item Nos. 71 and 72 be approved, subject to staff's conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 3 years with any extension of time to be a public hearing;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- 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 25 feet to the back of curb for Arby Avenue and a portion of a cul-de-sac for Capovilla Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

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

### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

### **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 #0256-2021-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may

require a new POC analysis.

72. VS-21-0292-RAINBOW ARBY APTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rainbow Boulevard and Redwood Street; a portion of a right-of-way being Redwood Street located between Arby Avenue and Warm Springs Road; and a portion of a right-of-way being Arby Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). MN/md/jd (For possible action)

ATTACHMENT: [VS-21-0292\\_Color\\_Merged.pdf](#)

ATTACHMENT: [72 21-0292-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Rainbow Arby Apts, LLC (Ovation Development Corporation) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 72 was taken in conjunction with item No. 71.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 71 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and a portion of a cul-de-sac for Capovilla Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- 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 in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

73. NZC-21-0295-OMNI FAMILY LP:

ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce private street width; 3) allow modified A-curb and ribbon curb with an inverted crown; 4) reduce street intersection off-set; and 5) allow modified private residential driveway design.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [NZC-21-0295\\_Color\\_Merged.pdf](#)

ATTACHMENT: [73 21-0295-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Omni Family LP (Beazer Homes) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 73 was taken in conjunction with Item Nos. 74 and 75.

Following introduction of Item Nos. 73, 74, and 75, the Board was advised by staff that the Spring Valley Town Board and the Planning Commission recommended approval.

Jennifer Lazovich, the applicant's representative, advised that the site was located to the north of Russell Road and on the west side of Durango Drive; access to Bonita Vista Street will be removed; planned for-sale, single family, attached townhomes which Beazer has built in several locations around Clark County; options include two- and three-story townhomes; and staff recommended approval of the waivers.

Discussion followed regarding the trees that will be planted along Russell Road; including that no palm trees will be planted.

**ACTION:** It was moved by Commissioner Justin Jones that the applications for Item Nos. 73, 74, and 75 be approved, subject to staff's conditions as noted below, with the additional condition of no palm trees being planted along Russell Road; with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Maximum of 78 residential lots;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- 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.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

74. VS-21-0296-OMNI FAMILY LP:  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [VS-21-0296\\_Color\\_Merged.pdf](#)

ATTACHMENT: [74 21-0296-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Omni Family LP (Beazer Homes) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 74 was heard in conjunction with item Nos. 73 and 75.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 73 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- 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.

75. TM-21-500093-OMNI FAMILY LP:  
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action)

ATTACHMENT: [TM-21-500093\\_Color\\_Merged.pdf](#)

ATTACHMENT: [75 21-500093-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Omni Family LP (Beazer Homes) for a tentative map (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 75 was heard in conjunction with item Nos. 73 and 74.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 73 for discussion, motion, and vote).

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named with approved 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 #0226-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

76. NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.  
USE PERMIT for an attached (townhouse) planned unit development (PUD).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street intersection off-set; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; and 6) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; 2) signage; and 3) finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: [NZC-21-0303\\_Color\\_Merged.pdf](#)

ATTACHMENT: [76 21-0303-081821.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Cruz Family Trust & Leondino G & Narcisa T Cruz Trs (D. R. Horton) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):



REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 76 was taken in conjunction with Item Nos. 77 and 78.

Following introduction of Item Nos. 76, 77, and 78, the Board was advised by Stephanie Allen, the applicant's representative, that the property was located at the corner of Fort Apache Road and Serene Avenue, south of Blue Diamond Road; the majority of the site was master planned for residential high, requested a nonconforming zone change being that one parcel was master planned for commercial; proposed a for-sale townhome development; one entry was located on Serene Avenue, and another entry was located on the west side of the site; accepted the condition for intense landscaping on lot 49; further advised that staff, the Planning Commission, and the Town Board recommended approval; and requested approval from the Board.

**ACTION:** It was moved by Commissioner Justin Jones that the applications for Item Nos. 76, 77, and 78 be approved, per staff's conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Provide intense landscaping along west side of Lot 49;
- Terrace retaining walls with landscaping in between for walls over 9 feet adjacent to public right-of-ways;
- Pathway lighting to be installed along interior walkways;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

### **Public Works - Development Review**

- 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 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftan 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 final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftan Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0128-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

77. VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftan Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

ATTACHMENT: VS-21-0304\_Color\_Merged.pdf

ATTACHMENT: 77 21-0304-081821.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Cruz Family Trust & Leondino G & Narcisa T Cruz Trs (D. R. Horton) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** There being no objections, Item No. 77 was heard in conjunction with Item Nos. 76 and 78.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 76 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -  
Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftan 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 final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftan Street;
- 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.

78. TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:  
TENTATIVE MAP consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

ATTACHMENT: TM-21-500096\_Color\_Merged.pdf

ATTACHMENT: 78 21-500096-081821.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Cruz Family Trust & Leondino G & Narcisa T Cruz Trs (D. R. Horton) for a tentative map (as indicated on the ATTACHED agenda item):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** There being no objections, Item No. 78 was heard in conjunction with Item Nos. 76 and 77.

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 76 for discussion, motion, and vote).

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

### **Public Works - Development Review**

- Drainage study and compliance;
- 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 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftain 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 final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftain Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0128-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

79. ET-21-400019 (WS-19-0808)-GREAT BUNS:  
HOLDOVER APPEAL WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.  
DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

ATTACHMENT: [ET-21-400019\\_Color\\_Merged.pdf](#)

ATTACHMENT: [79 21-400019-081821.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Great Buns (Anthony Madonia) for a holdover appeal waivers of development standards first extension of time and a design review (as indicated on the ATTACHED agenda item) (held from August 4, 2021):

**ACTION:** Deleted from the agenda (held to September 22, 2021 per the applicant).

80. ORD-21-900411: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 5, 2021, June 16, 2021, and July 7, 2021 and in Assessor's Books 163 and 176. (For possible action)

ATTACHMENT: [ORD-21-900411INTRO.pdf](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 5, 2021, June 16, 2021, and July 7, 2021 and in Assessor's Books 163 and 176. (For possible action):

**DISCUSSION:** Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 8-18-21-1).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on September 22, 2021 at 9:00 a.m.

81. ORD-21-900413: Introduce an ordinance to consider adoption of a Development Agreement with KIW LAS VEGAS NEAL VENTURE, LLC for a multiple family residential development (Las Vegas Boulevard and Neal) on 13.1 acres, generally located west of Las Vegas Boulevard and south of Neal Avenue within Enterprise. MN/ab (For possible action)

ATTACHMENT: [ORD-21-900413INTRO.pdf](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with KIW LAS VEGAS NEAL VENTURE, LLC for a multiple family residential development (Las Vegas Boulevard and Neal) on 13.1 acres, generally located west of Las Vegas Boulevard and south of Neal Avenue within Enterprise. (For possible action):

**DISCUSSION:** Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 8-18-21-2).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on September 22, 2021 at 9:00 a.m.

## **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.

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

SPEAKER(S): Present

Margaret Ann Coleman spoke regarding concerns including unclaimed property, homelessness, refinancing, and victims of crime.

James Butler Jr. spoke regarding concerns including Item No. 67 from the Board of County Commissioners meeting on August 17, 2021; special needs students; and family.

Ed Uehling spoke regarding topics including housing for workers; public transportation; zoning on Maryland Parkway; and increasing housing density.

There being no further business to come before the Board at this time, at the hour of 10:26 p.m., the meeting was adjourned.

APPROVED:

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

ATTEST:

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