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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 21st day of April, 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 of 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 - Comments by the General Public. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.**

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

**SPEAKER(S): Present**

Margaret Anne Coleman spoke regarding equal rights, discrimination, and homelessness.

Diane Henry, Barbara Lundberg, and Bob Ward spoke regarding the Section 10 neighborhood, notification of the meeting, and neighborhood preservation.

Will Bradley spoke in support of Item Nos. 46 and 47 regarding topics including completing the neighborhood, the project budget, public-private partnerships, and the completion of the stadiums.

There being no other 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. 7, 14, 33, 34, 35, 36, 37, and 38 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 March 17, 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-21-0083-PARDEE HOMES NEVADA:**

**DESIGN REVIEW for modified setbacks for 4 lots in a residential Planned Unit Development on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/nr/jd (For possible action)**

ATTACHMENT: [DR-21-0083\\_Color\\_Merged.pdf](#)

ATTACHMENT: [04 21-0083-042121.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Pardee Homes Nevada (Pardee Homes of Nevada) for a design review (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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 or it will expire.

**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.

5. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:  
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a single family residential detached planned unit development.  
DESIGN REVIEWS for the following: 1) proposed single family residential detached planned unit development; and 2) hammerhead street design in an R-E (Rural Estates Residential) Zone.  
Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley. MK/jgh/jd (For possible action)**

ATTACHMENT: [ET-21-400010\\_Color\\_Merged.pdf](#)

ATTACHMENT: [05 21-400010-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of The Mesa's at Logandale, LLC for holdover use permit first extension of time and design reviews (as indicated on the ATTACHED agenda item) (held from March 17, 2021):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until December 19, 2022 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; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

6. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:  
HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a  
right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and  
Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description  
on file). MK/jgh/jd (For possible action)**

ATTACHMENT: ET-21-400009\_Color\_Merged.pdf

ATTACHMENT: 06 21-400009-042121.docx

SUBJECT MATTER: In the matter of the aforementioned described application of The Mesa's at Logandale, LLC to holdover vacate and abandon first extension of time portions of a right-of-way (as indicated on the ATTACHED agenda item) (held from March 17, 2021):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until December 19, 2022 to record.
- 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 re-approval by utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

7. **ET-21-400014 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:  
HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 3.1 acres from R-E  
(Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.**

**DESIGN REVIEWS for the following: 1) a mini-warehouse facility; and 2) recreational vehicle and boat storage. Generally located on the north side of Robindale Road, 1,250 feet west of Decatur Boulevard within Enterprise (description on file). MN/jgh/jd (For possible action)**

ATTACHMENT: [ET-21-400014\\_Color\\_Merged.pdf](#)

ATTACHMENT: [07 21-400014-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Robindale & Associates, LLC (Jeffrey Englehart) for a holdover zone change second extension of time and design reviews (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

**ACTION:** Deleted from the agenda (held to May 5, 2021 per the applicant).

8. **ET-21-400024 (ZC-18-0961)-LONE MOUNTAIN PARTNERS, LLC: DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) restaurant buildings with drive-thru service; and 2) alternative parking lot landscaping in conjunction with a commercial development on 0.9 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise. JJ/nr/jd (For possible action)**

ATTACHMENT: [ET-21-400024\\_Color\\_Merged.pdf](#)

ATTACHMENT: [08 21-400024-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Lone Mountain Partners, LLC for design reviews first extension of time (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

- Until February 6, 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.

9. **ET-21-400025 (VS-18-0962)-LONE MOUNTAIN PARTNERS, LLC: VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of a right-of-way being Schirlls Street located between Blue Diamond Road and Wigwam Avenue within Enterprise. Generally located on the south side of Blue Diamond Road, the west side of Schirlls Street, and 550 feet east of Arville Street within Enterprise (description on file). JJ/nr/jd (For possible action)**

ATTACHMENT: ET-21-400025\_Color\_Merged.pdf

ATTACHMENT: 09 21-400025-042121.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Lone Mountain Partners, LLC to vacate and abandon first extension of time for a portion of a right-of-way (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 6, 2023 to record.
- 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 re-approval by the utility companies will be required.

**Public Works - Development Review**

- Compliance with previous conditions.

10. **ET-21-400027 (WS-0640-15)-CROWN MAYFAIR, LLC:**  
**DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed single family residential development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/lm/jd (For possible action)**

ATTACHMENT: ET-21-400027\_Color\_Merged.pdf

ATTACHMENT: 10 21-400027-042121.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Crown Mayfair, LLC (York Enterprises, Inc.) for design reviews second extension of time (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff requested that Public Works bullet No. 2 be modified to read: Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project in conjunction with the County incorporating the improvements necessary to accept the drainage flows from the property; and that the following additional Public Works conditions be added to read: Submit a Separate Document application within 30 days for necessary

right-of-way and easements for the Jim McGaughey Detention Basin, Collection and Outfall project; and Separate Document for the Jim McGaughey Detention Basin, Collection and Outfall project to be recorded within 90 days.

**ACTION:** It was moved by Commissioner Michael Naft 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 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**

- 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 in conjunction with Clark County incorporating the improvements necessary to accept the drainage flows from this property;
- Submit a Separate Document application within 30 days for necessary right-of-way and easements for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Separate Document for the Jim McGaughey Detention Basin, Collection and Outfall project to be recorded within 90 days;
- Compliance with previous conditions.

11. **ET-21-400028 (UC-18-0874)-CLAYTON PLAZA LLC:**

**USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.**

**DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/lm/jd (For possible action)**

ATTACHMENT: [ET-21-400028\\_Color\\_Merged.pdf](#)

ATTACHMENT: [11 21-400028-042121.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Clayton Plaza LLC (MK Architecture) for use permits first extension of time and a design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 20, 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-21-400029 (ZC-19-0020)-DECATUR COMMONS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME for the following: 1) retail sales as a principal use; 2) restaurants; 3) on-premises consumption of alcohol (tavern); and 4) future hotel.**  
**WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.**  
**DESIGN REVIEW for a commercial retail center on 5.6 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of the CC 215 within Enterprise (description on file). MN/lm/jd (For possible action)**

ATTACHMENT: [ET-21-400029\\_Color\\_Merged.pdf](#)

ATTACHMENT: [12 21-400029-042121.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Decatur Commons, LLC (Trisha H. Weber) for use permits first extension of time, a waiver of development standards, and design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None



**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until March 6, 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-21-400030 (WS-18-0971)-HANWEN RAINBOW, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified  
driveway design standards.  
DESIGN REVIEW for a proposed shopping center on 3.8 acres in a C-2 (General Commercial)  
Zone. Generally located on the west side of Rainbow Boulevard and the south side of Windmill  
Lane within Enterprise. JJ/sd/jd (For possible action)**

ATTACHMENT: [ET-21-400030\\_Color\\_Merged.pdf](#)

ATTACHMENT: [13 21-400030-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Hanwen Rainbow, LLC (MK Architecture) for a waiver of development standards first extension of time and design review (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until February 6, 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. **UC-21-0073-DECATUR FLAMINGO GARDEN, LLC:  
USE PERMIT for a massage establishment in conjunction with an existing commercial center on**

**2.6 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Decatur Boulevard and Nevso Drive within Paradise. MN/jt/jd (For possible action)**

ATTACHMENT: [UC-21-0073\\_Color\\_Merged.pdf](#)

ATTACHMENT: [14 21-0073-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Decatur Flamingo Garden, LLC (Xinwen LLC dba Body Massage LV) for a use permit (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to May 19, 2021 per Commissioner Naft).

15. **UC-21-0107-M M OQUENDO, LLC:  
USE PERMIT for a cannabis establishment (production facility) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)**

ATTACHMENT: [UC-21-0107\\_Color\\_Merged.pdf](#)

ATTACHMENT: [15 21-0107-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of M M Oquendo, LLC (Nevada Organic Remedies) for a use permit (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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.

**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.

16. **UC-21-0108-M M OQUENDO, LLC:**

**USE PERMIT for a cannabis establishment (distributor) within an existing building on a 1.1 acre site in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone in the Adult Use Overlay District. Generally located on the north side of Oquendo Road, 280 feet east of Valley View Boulevard within Paradise. MN/jvm/jd (For possible action)**

ATTACHMENT: [UC-21-0108\\_Color\\_Merged.pdf](#)

ATTACHMENT: [16 21-0108-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of M M Oquendo, LLC (Nevada Organic Remedies) for a use permit (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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.

**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.

17. **WC-21-400012 (ZC-1198-07)-CHELSEI HOLDING, LLC:**  
**HOLDOVER WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication of 30 feet for Mullen Avenue together with a County approved cul-de-sac at the westerly terminus of Mullen Avenue. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. MN/jt/jd (For possible action)**

ATTACHMENT: [WC-21-400012\\_Color\\_Merged.pdf](#)

ATTACHMENT: [17 21-400012-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Chelsei Holding, LLC (Sean Coulter) for a holdover waiver of conditions (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

**ACTION:** It was moved by Commissioner Michael Naft 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 to show on-site fire lane, turning radius, and turnarounds (inside turning radius is 28 feet).

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; that for any sanitary sewer needs, applicant is advised to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Henderson will also be required.

18. **UC-21-0033-CHELSEI HOLDING, LLC:**

**HOLDOVER USE PERMITS for the following: 1) multiple family residential development; 2) retail; and 3) project of regional significance.**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) non-standard improvements in the right-of-way.**

**DESIGN REVIEWS for the following: 1) multiple family residential development with retail uses; and 2) finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. MN/jt/jd (For possible action)**

ATTACHMENT: [UC-21-0033\\_Color\\_Merged.pdf](#)

ATTACHMENT: [18 21-0033-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Chelsei Holding, LLC (Sean Coulter) for holdover use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

**ACTION:** It was moved by Commissioner Michael Naft 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;
- 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 for Las Vegas Boulevard South to accommodate a proportionate share of a 300 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (landscaping, buildings, structures, and improvements) are within a portion of the area planned for a 300 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any non-standard improvements (landscaping, buildings, structures, and improvements) related to this application or any future applications within the right-of-way at its own expense, at the request of Clark County Public Works;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Vacate any unnecessary 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **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.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there is an active septic permit on APN 191-08-801-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Henderson will also be required.

19. **WC-21-400023 (WS-0961-17)-HURRY IT UP WE ARE BURNING DAYLIGHT LLC: WAIVER OF CONDITIONS of a waiver of development standards requiring that the driveway must be built to full commercial standards in conjunction with a proposed retail store on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Quartz Avenue and the west side of Hopi Street within Sandy Valley. JJ/nr/jd (For possible action)**

ATTACHMENT: WC-21-400023 Color Merged.pdf

ATTACHMENT: 19 21-400023-042121.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Hurry It Up We Are Burning Daylight LLC (J. Dapper) for a waiver of conditions (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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

20. **WC-21-400026 (NZA-18-0287)-GREYSTONE NEVADA, LLC: WAIVER OF CONDITIONS of a nonconforming zone change requiring that the project must meet Mountains Edge design guidelines and standards in conjunction with a single family, hillside development consisting of 159 single family residential lots on 41.9 acres in an R-2 (Medium Density Residential District) Zone. Generally located on the northwest corner of Fort Apache Road and Mountains Edge Parkway (alignment) within Enterprise. JJ/sd/jd (For possible action)**

ATTACHMENT: WC-21-400026 Color Merged.pdf

ATTACHMENT: 20 21-400026-042121.docx

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

**ACTION:** It was moved by Commissioner Michael Naft 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:**

- Perimeter wall and landscaping to incorporate Mountains Edge Design Standards.

21. **WS-21-0070-DURANGO 5, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping along an arterial street; and 2) reduced driveway throat depth.**

**DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a commercial complex on 1.8 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jd (For possible action)**

ATTACHMENT: [WS-21-0070\\_Color\\_Merged.pdf](#)

ATTACHMENT: [21\\_21-0070-042121.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Durango 5, LLC for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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;
- Traffic study and compliance;
- Vacate any unnecessary rights-of-way, including the right-of-way that was granted for a driveway at the northern boundary of the site;
- Grant necessary easements, including pedestrian access easements at the exiting northern driveway;
- Vacate any unnecessary easements.
- 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

22. **WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics. DESIGN REVIEWS for the following: 1) a fence and access control gates; and 2) modifications to an existing mixed-use development on 9.8 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southwest and southeast corners of Post Road and Riley Street within Spring Valley. JJ/al/jd (For possible action)**

ATTACHMENT: [WS-21-0077\\_Color\\_Merged.pdf](#)

ATTACHMENT: [22 21-0077-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of CPI Calida Mosaic Owner, LLC for a waiver of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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**

- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

23. **WS-21-0091-KB HOME LV SAGE GLEN, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS to increase screen and retaining wall height in conjunction with a single family residential subdivision.**

**DESIGN REVIEW for increased retaining wall height on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jgh/jd (For possible action)**

ATTACHMENT: [WS-21-0091\\_Color\\_Merged.pdf](#)

ATTACHMENT: [23 21-0091-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of KB Home LV Sage Glen, LLC for a waiver of development standards and design review (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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.

24.

**ZC-21-0092-DRAKETAILED HOLDINGS II, LLC:**

**ZONE CHANGE to reclassify a 4.9 acre portion of a 10.2 acre site from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.**

**USE PERMIT for a senior housing project.**

**WAIVER OF DEVELOPMENT STANDARDS to allow alternative street landscaping.**

**DESIGN REVIEWS for the following: 1) a senior housing project with associated structures; and 2) alternative parking lot landscaping. Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file). JG/rk/jd (For possible action)**

ATTACHMENT: ZC-21-0092\_Color\_Merged.pdf

ATTACHMENT: 24 21-0092-042121.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Draketale Holdings II, LLC (Ovation Development Corporation) for a zone change, use permit, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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 use permit, waiver of development standards, and design reviews must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Design Division for the Traffic Signal Systems project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal Systems project.

### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0087-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

25. **PA-20-700150-LEWIS A.D. FAMILY TRUST & LEWIS, AARON A. & DANIELLE M. TRS: PLAN AMENDMENT to amend Map 4 of the Transportation Element of the Clark County Comprehensive Master Plan by removing portions of 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment), and between Dude Drive and the southern boundary of Section 02. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/pd (For possible action)**

ATTACHMENT: [PA-20-700150\\_Color\\_Merged.pdf](#)

ATTACHMENT: [25 20-700150-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Lewis A.D. Family Trust & Aaron A. & Danielle M. Lewis Trs (Aaron Lewis) for a plan amendment (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff requested that the Board direct staff to process an amendment to the Transportation Element Map No. 4 to remove certain 80 and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment) and between Dude Drive and the southern boundary of

Sections 10, 11, and 12, and to add a 100 foot right-of-way along the alignment of Hidden Valley Road in Sections 10 and 15.

**ACTION:** It was moved by Commissioner Michael Naft 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

Staff was directed to process an amendment to the Transportation Element Map #4 to remove certain 80 foot and 100 foot rights-of-way between I-15 and Lewis Ranch Road (alignment) and between Dude Drive and the southern boundary of Sections 10, 11, and 12 and to add a 100 foot right-of-way along the alignment of Hidden Valley Road in Sections 10 and 15.

26. **AR-21-400011 (UC-0114-09)-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS:**

**USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) gravel pit; 2) permanent batch plant; and 3) reduce the separation from a gravel pit and batch plant to residential uses.**

**WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum site disturbance in conjunction with a hillside development.**

**DESIGN REVIEWS for the following: 1) gravel pit; 2) permanent batch plant; and 3) development within the Hillside and Foothills Transition Boundary Area on 193.7 acres in an R-U (Rural Open Land) Zone. Generally located on the east side of I-15 and the south side of State Route 168 (alignment) within Moapa. MK/lm/jd (For possible action)**

ATTACHMENT: [AR-21-400011\\_Color\\_Merged.pdf](#)

ATTACHMENT: [26 21-400011-042121.docx](#)

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation that the Board approve the aforementioned described application of Lewis Family Tr Martl Deduct Tr & Patricia Lewis Trs (Lewis Family Trust) for use permits second application for review, a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**CONDITIONS OF APPROVAL -  
Current Planning**

- Compliance with previous conditions.

**Public Works - Development Review**

- Remove the time limit;
- Compliance with previous conditions.

27. **VS-21-0028-LEWIS FAMILY TR MARTL DEDUCT TR & LEWIS, PATRICIA TRS: VACATE AND ABANDON a portion of a right-of-way being 2 unnamed north/south and east/west alignments located between I-15 to the northwest and the Union Pacific Railroad tracks to the northeast and the southerly section line of Section 2, Township 15 South, Range 66 East within Moapa (description on file). MK/lm/jd (For possible action)**

ATTACHMENT: [VS-21-0028\\_Color\\_Merged.pdf](#)

ATTACHMENT: [27 21-0028-042121.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board approve the aforementioned described application of Lewis Family Tr Martl Deduct Tr & Patricia Lewis Trs (Lewis Family Trust) to vacate and abandon a portion of a right-of-way (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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**

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

28. **PA-20-700149-DOUBLE UP PROPERTIES, LLC: PLAN AMENDMENT to redesignate 1.2 acres from RS (Residential Suburban) to CN (Commercial Neighborhood) in the Enterprise Land Use Plan. Generally located on the south side of Silverado Ranch Boulevard, 840 feet west of Arville Street within Enterprise. JJ/pd (For possible action)**

ATTACHMENT: [ENT-PA-20-700149.pdf](#)

ATTACHMENT: [28 20-700149-042121.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board approve the aforementioned described application of Double Up Properties, LLC (Leslie Nielsen) for a plan amendment (as indicated on the ATTACHED agenda item):

**ACTION:** It was moved by Commissioner Michael Naft 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

29. **CP-21-900062: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Enterprise Land Use Plan (PA-20-700149), and direct staff accordingly. (For possible action)**

ATTACHMENT: [CP-21-900062 BCC Resolution.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Enterprise Land Use Plan, and direct staff accordingly (for possible action):

**ACTION:** It was moved by Commissioner Michael Naft 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

30. **CP-21-900089: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 4), and direct staff accordingly. (For possible action)**

ATTACHMENT: [CP-21-900089 BCC Resolution.pdf](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 4), and direct staff accordingly (for possible action):

**ACTION:** It was moved by Commissioner Michael Naft 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

31. **ORD-21-900093: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Century Communities of Nevada, Inc. for a residential subdivision (El Capitan & Maule) on 4.5 acres, generally located east of El Capitan Way and south of Maule Avenue within Spring Valley. JJ/ab (For possible action)**

ATTACHMENT: [ORD-21-900093 - Dev Agreement - PH.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 Century Communities of Nevada, Inc. for a residential subdivision (El Capitan & Maule) on 4.5 acres, generally located east of El Capitan Way and south of Maule Avenue within Spring Valley. (For possible action):

**ACTION:** It was moved by Commissioner Michael Naft and carried by unanimous vote that the ordinance (No. 4856) 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

32. **ORD-21-900102: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Le Baron 18, LLC for a residential subdivision (Fort Apache & LeBaron) on 2.5 acres, generally located west of Fort Apache Road and south of LeBaron Avenue within Enterprise. JJ/ab (For possible action)**

**ATTACHMENT:** [ORD-21-900102 - Dev Agreement - PH.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 Le Baron 18, LLC for a residential subdivision (Fort Apache & LeBaron) on 2.5 acres, generally located west of Fort Apache Road and south of LeBaron Avenue within Enterprise. (For possible action):

**ACTION:** It was moved by Commissioner Michael Naft and carried by unanimous vote that the ordinance (No. 4857) 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

33. **UC-20-0338-SANG TJIE GIOK: HOLDOVER USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance. DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)**

**ATTACHMENT:** [UC-20-0338\\_Color\\_Merged.pdf](#)

**ATTACHMENT:** [33 20-0338-042121.docx](#)

**SUBJECT MATTER:** In the matter of the aforementioned described application of Tjie Giok Sang for holdover use permits, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

**ACTION:** Deleted from the agenda (held to June 2, 2021 per the applicant).

34. **UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:**



**HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail.**

**WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail.**

**DESIGN REVIEW for a monorail on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester.**

**JJ/JG/MN/TS/jt/ja (For possible action)**

ATTACHMENT: [UC-20-0546\\_Color\\_Merged.pdf](#)

ATTACHMENT: [34 20-0546-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Circus Circus LV, LLC, Et Al. (TBC-The Boring Company) for holdover use permits, a waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (held from March 17, 2021):

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

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

**HOLDOVER USE PERMIT for a monorail.**

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

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

ATTACHMENT: [UC-20-0547\\_Color\\_Merged.pdf](#)

ATTACHMENT: [35 20-0547-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Claudine Propco, LLC, Et Al. (Jantien Shizuru) for a holdover use permit, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from March 17, 2021):

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

36. **VS-21-0054-N2MH LLC & EAGLE 40 LLC:**

**VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action)**

ATTACHMENT: [VS-21-0054\\_Color\\_Merged.pdf](#)

ATTACHMENT: [36 21-0054-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of N2MH LLC & Eagle 40 LLC (BH Prado, LLC) to vacate and abandon easements of interest (as indicated on the ATTACHED

agenda item):

**ACTION:** Deleted from the agenda (held to May 5, 2021 per the applicant).

37. **WS-21-0068-N2MH LLC & EAGLE 40 LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) waive off-site improvements (sidewalk and streetlights).**  
**DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) finished grade; and 3) allow a hammerhead cul-de-sac design on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)**

ATTACHMENT: [WS-21-0068\\_Color\\_Merged.pdf](#)

ATTACHMENT: [37 21-0068-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of N2MH LLC & Eagle 40 LLC (BH Prado, LLC) waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to May 5, 2021 per the applicant).

38. **TM-21-500021-N2MH LLC & EAGLE 40 LLC:**  
**TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)**

ATTACHMENT: [TM-21-500021\\_Color\\_Merged.pdf](#)

ATTACHMENT: [38 21-500021-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of N2MH LLC & Eagle 40 LLC (BH Prado, LLC) for a tentative map (as indicated on the ATTACHED agenda item):

**ACTION:** Deleted from the agenda (held to May 5, 2021 per the applicant).

39. **ZC-21-0095-COLLABORATION CENTER FOUNDATION INC:**  
**ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone in the CMA Design Overlay District.**  
**USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.**  
**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.**  
**DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)**

ATTACHMENT: [ZC-21-0095\\_Color\\_Merged.pdf](#)

ATTACHMENT: [39 21-0095-042121.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Collaboration Center

Foundation Inc for a zone change, use permits, waivers of development standards, and design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Jamie Thilgott, the applicant's representative, who advised that the project will be filling a gap in services for individuals with intellectual, developmental, and physical disabilities; the property formerly operated as the WHY Ranch, an equestrian facility and special events space; requested a conforming zone change to CP to run office and professional services, recreational therapy, programing activities, and fundraising activities with live entertainment; advised of meeting with neighbors; the property was surrounded by public facilities and a park to the north and west; and expressed agreement with staff recommendations.

Sylvia Power, a neighbor, spoke in opposition regarding concerns including the zone change, the disruption to neighbors during the proposed special events and live entertainment, increased parking on Windmill Lane and the surrounding streets, increased noise, and that the applicant may lease units to others who may not comply with staff conditions.

In response to Commissioner Naft, the applicant's representative addressed the nature of the proposed events as being in collaboration with non-profit partners for fundraising purposes.

Discussion followed regarding the condition on the hours per staff's recommendation and an additional condition limit of two outdoor events per month.

**ACTION:** It was moved by Commissioner Michael Naft that the application be approved, per staff and additional conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Limit of 2 outdoor events a month;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes.
- 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 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**

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that 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.

40. **NZC-20-0566-COLONNA, VINCENT A. & JUDITH A.:**  
**HOLDOVER ZONE CHANGE to reclassify 2.4 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.**  
**USE PERMIT for an attached (townhouse) planned unit development (PUD).**  
**WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) reduce parking; 4) reduce height/setback ratio adjacent to a single family residential use; 5) allow alternative landscaping adjacent to a less intensive (single family) use; 6) reduce street intersection off-set; 7) reduce width of private streets; 8) modify private street sections; 9) reduce back of curb radius; and 10) allow modified driveway design standards.**  
**DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise (description on file). MN/md/jd (For possible action)**

ATTACHMENT: [NZC-20-0566\\_Color\\_Merged.pdf](#)

ATTACHMENT: [40 20-0566-042121.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A.

Colonna (Strive Engineering) for a holdover zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 40 was heard in conjunction with Item Nos. 41 and 42.

Following introduction of Item Nos. 40, 41, and 42, the Board was addressed by Bob Gronauer, the applicant's representative, who advised that the in-fill property was approximately 2.4 acres; for construction of a tri-plex development; higher density than the single-family developments to the north and west, higher R-2 density to the east, and a multi-family development was located across the street on Eldorado Lane; requested waivers due to staff's request for a planned unit development (PUD) even though the property did not consist of five acres; submitted a revised site plan; Planning Commission recommended approval; and requested to withdraw waiver of development standards No. 3 without prejudice.

Staff advised that the requested waivers were common for attached projects because the standards were for single family developments.

It was moved by Commissioner Michael Naft that the applications for Item Nos. 39, 40, 41, and 42 with waiver No. 4 being withdrawn.

Staff clarified that the motion for approval was for Item Nos. 40, 41, and 42.

Robert Warhola, Deputy District Attorney, clarified that waiver No. 3 was being withdrawn.

**ACTION:** It was moved by Commissioner Michael Naft that the applications for Item Nos. 40, 41, and 42 be approved, per staff conditions as noted below, with waiver No. 3 being withdrawn without prejudice, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Per revised plans received April 5, 2021;
- 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 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 30 feet for Eldorado Lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the

residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN WITHOUT PREJUDICE.**

41. **VS-20-0567-COLONNA, VINCENT A. & JUDITH A.:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/jd (For possible action)**

ATTACHMENT: [VS-20-0567\\_Color\\_Merged.pdf](#)

ATTACHMENT: [41 20-0567-042121.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A. Colonna (Strive Engineering) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 41 was heard in conjunction with Item Nos. 40 and 42.

**ACTION:** Approved, subject to staff conditions as noted below (see Item No. 40 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -  
Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

42. **TM-20-500198-COLONNA, VINCENT A. & JUDITH A.:  
HOLDOVER TENTATIVE MAP consisting of 36 lots and common lots on 2.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise. MN/md/jd (For possible action)**

ATTACHMENT: TM-20-500198\_Color\_Merged.pdf

ATTACHMENT: 42 20-500198-042121.docx

**SUBJECT MATTER/RECOMMENDATION:** In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A. Colonna (Strive Engineering) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from April 7, 2021):

**REPRESENTATIVE(S):** Present

**DISCUSSION:** There being no objections, Item No. 42 was heard in conjunction with Item Nos. 40 and 41.

**ACTION:** Approved, subject to staff conditions as noted below (see Item No. 40 for discussion, motion, and vote).



## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

- Drainage study and compliance;
- 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 Eldorado Lane.
- 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.

### **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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (streets A,B,C,D, and E).

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0165-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

43. **NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone. USE PERMITS for the following: 1) senior housing; and 2) project of regional significance. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics. DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side**

**of Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action)**

ATTACHMENT: NZC-21-0020\_Color\_Merged.pdf

ATTACHMENT: 43 21-0020-042121.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Apollo Property Holdings, LLC, Et Al & George 2004 Trust (George Gekakis, Inc.) for a zone change, use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from March 16, 2021):

REPRESENTATIVE(S): Present

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

Following introduction of Item Nos. 43 and 44, staff advised that the project was of regional significance because the County had an interlocal agreement with all of the local jurisdictions regarding the proximity of projects, and the City of Las Vegas was across Sahara Avenue from the project.

The Board was addressed by Bob Gronauer, the applicant's representative, who advised that the applicant has constructed senior living housing for approximately 27 years in Clark County; designs, entitles, builds, owns, and manages the multi-family developments; held four neighborhood meetings; approximately 4.5 acres; fronts onto Sahara Avenue; advised of working with the Westwood Home Owners Association to the south; office-commercial was to the east; a mini-storage facility to the west; an in-fill property; staff recommended approval of the zone change; referenced an Executive Summary from NAIOP (the Commercial Real Estate Development Association) which found that there is a scarcity of land in Southern Nevada; a report from Senators Catherine Cortez Masto and Jacky Rosen found that there is a shortage of attainable low-income housing; each year the National Low Income Housing Coalition (NLIHC) measures the availability of affordable housing and presents findings in the Gap Report, the study found that Nevada has the fewest affordable and available rental homes in the country; the need for affordable housing for seniors is projected to increase; discussed increasing office and commercial vacancy rates; further advised that staff recommended approval for the non-conforming zone change because the project meets several County goals and policies; referenced multi-family projects on major arterial streets and adjacent to commercial properties; discussed pedestrian and vehicle access to Laredo Street; proposed an eight foot high wall on Laredo Street as a buffer with 36 inch box trees ten foot on center; the trash enclosures to be installed away from Laredo Street; line-of-sight to the neighbor's backyards; building height was reduced in response to neighbor's concerns, and are compatible with the neighborhood; and the Spring Valley Town Board and Planning Commission recommended approval.

Discussion followed regarding the funding limit for only senior housing; the need for affordable housing; and removal of the condition regarding pedestrian gates and to permit Pine trees.

**ACTION:** It was moved by Commissioner Justin Jones that the applications for Item Nos. 43 and 44 be approved, per staff and additional conditions as noted below, with the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Revise building elevations to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme;
- No vehicular access on Laredo Street;
- 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street;
- Applicant to construct an 8 foot high block wall on Laredo Street;
- The trash enclosure on the east property line shall not be located within 300 feet of the south property line;
- The trash enclosure on the west property line shall not be located within 325 feet of the south property line;
- Building elevation height for the 3 story building to be a maximum of 37 feet 6 inches except for a portion of the northeast front elevation which will be 39 feet;
- Building elevation height for the 2 story building to be a maximum of 26 feet 6 inches;
- 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;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (trash enclosure doors impede on minimum width).

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0356-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

44. **VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST: VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action)**

ATTACHMENT: [VS-21-0027\\_Color\\_Merged.pdf](#)

ATTACHMENT: [44 21-0027-042121.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Apollo Property Holdings, LLC, Et Al & George 2004 Trust (George Gekakis) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from March 16, 2021):

REPRESENTATIVE(S): Present

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

**ACTION:** Approved, subject to staff's conditions as noted below (see Item No. 43 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 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

45. **AG-21-900176: Consider a request for revocation of UC-20-0595 and direct staff accordingly. MN/sr (For possible action)**

ATTACHMENT: [45 21-900176.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners consider a request for revocation of UC-20-0595 and direct staff accordingly. (For possible action):

DISCUSSION: Following introduction of the item, the Board was advised by staff that the Board approved the use permit on March 17, 2021 with requirements and promises from the homeowner, and neighbors reported that activities outside of the approved application have been observed on the subject property.

Commissioner Naft advised of visiting the property and observing that the homeowner did not take the opportunity to rectify the problems.

Legal Counsel advised that the item was to determine if evidence existed to schedule a public hearing on the matter.

**ACTION:** It was moved by Commissioner Michael Naft that the matter be scheduled for a public hearing on May 19, 2021.

**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

46. **ORD-21-900147: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with All Net Land Development LLC and Dribble Dunk, LLC for the All Net Arena Project on 27 acres, generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr (For possible action)**

**ATTACHMENT:** [ORD-21-900147 - Dev Agreement - PH.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 All Net Land Development LLC and Dribble Dunk, LLC for the All Net Arena Project on 27 acres, generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester.

**REPRESENTATIVE(S):** Present

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

Following introduction of Item Nos. 46 and 47, the Board was addressed by Chris Kaempfer, the applicant's representative, who advised that the development and performance agreements were secured; the project labor agreement was signed with the building trades; signed a lease with an option to buy; the Federal Aviation Administration (FAA) signed letters of determination of no hazard with regard to the building and crane heights; the applicant completed and submitted a traffic study for review; and will commence construction by September of 2022.

Chair Kirkpatrick opened the public hearing and asked if there were any persons present in the audience wishing to be heard on the proposed ordinance, entitled and summarized as shown on the ATTACHED agenda item (introduced on April 7, 2021).

**SPEAKER(S):** Present

Suynn Davis spoke in support of the project; advised that the arena will bring the community together, will be constructed in a convenient location for locals, and will encourage community participation.

There being no other persons present in the audience wishing to be heard on the matter, Chair Kirkpatrick closed the public hearing.

Jackie Robinson expressed appreciation towards staff and for the opportunity to move forward with the project.

In response to Commissioner Kirkpatrick, Legal Counsel advised that the bond was for decommissioning activity, used during construction, and would no longer be needed after the certificate of occupancy was issued.

**ACTION:** It was moved by Commissioner Tick Segerblom that the application 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

47. **AG-21-900180: Accept and authorize the signature of the Performance Agreement with Dribble Dunk, LLC for the All Net Arena Project on 27 acres, generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/sr (For possible action)**

ATTACHMENT: [AG-21-900180 - Performance Agreement](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners accept and authorize the signature of the Performance Agreement with Dribble Dunk, LLC for the All Net Arena Project on 27 acres, generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. (For possible action):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

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

**ACTION:** It was moved by Commissioner Tick Segerblom that the recommendation be approved (see Item No. 46 for discussion) 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

48. **ORD-21-900101: Introduce an ordinance to consider adoption of a Development Agreement with Eliot Holdings, LLC for a residential subdivision (Chartan Lily) on 10.0 acres, generally located east of Edmond Street and north and south of Chartan Avenue within Enterprise. JJ/ab (For possible action)**

ATTACHMENT: [ORD-21-900101 - Dev Agreement - Intro.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 Eliot Holdings, LLC for a residential subdivision (Chartan Lily) on 10.0 acres, generally located east of Edmond Street and north and south of Chartan 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. 4-21-21-1).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on May 5, 2021 at 9:00 a.m.

49. **ORD-21-900130: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a residential subdivision (Robindale Jones) on 5.0 acres, generally located west of Jones Boulevard and north of Robindale Road within Enterprise. MN/ab (For possible action)**

ATTACHMENT: [ORD-21-900130 - Dev Agreement - Intro.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 PN II, Inc. for a residential subdivision (Robindale Jones) on 5.0 acres, generally located west of Jones Boulevard and north of Robindale Road within Enterprise. (For possible action):

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 4-21-21-2).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on May 5, 2021 at 9:00 a.m.

50. **ORD-21-900153: 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 February 3, 2021, February 17, 2021, March 3, 2021 and in Assessor's Books 176, 177 and 191. (For possible action)**

ATTACHMENT: [ORD-21-900153 - Zoning - Intro.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 February 3, 2021, February 17, 2021, March 3, 2021 and in Assessor's Books 176, 177, and 191. (For possible action):

DISCUSSION: Commissioner Kirkpatrick introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 4-21-21-3).

**ACTION:** There being no objections, Chair Kirkpatrick set the matter for public hearing on May 5, 2021 at 9:00 a.m.

**PUBLIC COMMENTS**

**COMMENTS BY THE GENERAL PUBLIC:**

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

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

SPEAKER(S): None

There being no further business to come before the Board at this time, at the hour of 10:14 a.m., the meeting was adjourned.

APPROVED:

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

ATTEST:

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