

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, MARCH 8, 2023**

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

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

**Board of County Commissioners' Zoning Meeting minutes for 02/08/23.**

**ROUTINE ACTION ITEMS (4 – 19):** These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-23-400001 (UC-21-0630)-CHANCELLOR MANOR, LC:  
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) permit a horse riding/rental stable; 2) reduce minimum area required for a horse riding/rental stable; 3) allow a boarding stall, corral, and pen area within the front yard where required to be located within the side or rear yard; 4) allow alternative landscaping along all side and rear property lines; and 5) increase the maximum number of Agriculture - Livestock, (small) animals (no longer needed).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow alternative landscaping adjacent to a less intensive use; 4) reduce setbacks for structures; 5) reduce setback from the right-of-way for existing structures; 6) permit an existing non-decorative fence; 7) increase fence height; 8) eliminate trash enclosure; 9) reduce access gate setback; 10) allow modified street standards; and 11) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
DESIGN REVIEW for an existing horse riding/rental stable and associated structures in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, 1,000 feet north of Lone Mountain Road within Lone Mountain. RM/jgh/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Activities and birthday party limitation changed to allow up to 35 activities per year, no more than 2 per week, no more than 30 per group;**
- **Trash pick-up twice a week (previously 3 times);**
- **Continue to work with staff regarding the ADA parking requirement.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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**

- **3 months to execute the required Restrictive Covenant Agreement (deed restrictions);**
- **Compliance with previous conditions.**

**Fire Prevention Bureau**

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

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

- **Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.**

5. ET-22-400136 (UC-19-0668)-3900 PARADISE RESI OWNER SPE, LLC:  
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) multiple family residential development; and 2) increase density.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking lot landscaping.  
DESIGN REVIEW for a multiple family residential development on 5.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 250 feet east of Paradise Road, 625 feet south of Twain Avenue within Paradise. TS/dd/syp (For possible action)

**HELD - 04/05/23 - per Commissioner Segerblom.**

6. ET-23-400002 (ZC-19-0777)-USA:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce departure distance on Tee Pee Lane.  
DESIGN REVIEW for a park on 10.0 acres in a P-F (Public Facility) zone. Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jm/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until November 20, 2024 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.**

7. ET-23-400003 (WS-20-0512)-B & R FOUR, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.  
DESIGN REVIEWS for the following: 1) increase finished grade; and 2) a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Cougar Avenue and La Cienega Street within Enterprise. MN/tpd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until January 6, 2025 to commence.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

8. ET-23-400004 (NZC-18-0813)-MKAT CAPITAL GROUP, LLC:  
HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.  
USE PERMIT for a proposed major training facility.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. DESIGN REVIEW for a major training facility and office complex. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file).  
MN/dd/syp (For possible action)

**DENIED.**

9. ET-23-400006 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:  
USE PERMIT SECOND 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 on 79.0 acres 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 (description on file). MK/tpd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until December 19, 2024 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.**

10. ET-23-400007 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:  
VACATE AND ABANDON SECOND 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/tpd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until December 19, 2024 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.**

11. UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:

USE PERMITS for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **1 year to review as a public hearing;**
- **Per revised plans;**
- **Limitation of 200 students the first year for a total of 400 students thereafter;**
- **Post “right-turn only onto Owens Avenue during student drop-off and pick-up” sign;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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;**
- **Reconstruct any unused driveways with full off-site improvements;**

- All driveways to be ADA compliant.
- 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.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. UC-23-0007-USA:

USE PERMITS for the following: 1) public utility structures; 2) landscaping and screening; and 3) trash enclosure.

DESIGN REVIEW for proposed public utility structures in conjunction with an existing electric generating station (solar photovoltaic facility) on a portion of 2,393.0 acres in an R-U (Rural Open Land) Zone. Generally located 2 miles north of the Nevada/California state line, 10,000 feet east of the Primm Boulevard terminus, 12,000 feet east of Interstate 15, and east of the Union Pacific Railroad within South County. MN/lm/syp (For possible action)

**HELD - 03/22/23 - per the applicant.**

13. VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Jonathan Drive and Bruner Avenue, and between Gabriel Street and Las Vegas Boulevard South; and a portion of right-of-way being Gabriel Street located between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

**HELD - 03/22/23 - per the applicant.**

14. WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements in the right-of-way; and 2) reduce throat depth.

DESIGN REVIEWS for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade in conjunction with an existing tavern on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South, 350 feet south of Jonathan Drive within Enterprise. MN/gc/syp (For possible action)

**HELD - 03/22/23 - per the applicant.**

15. WS-22-0685-PROLOGIS LP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) street landscaping; and 3) throat depth.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 80.0 acres in an M-1 (Light manufacturing) Zone in the Asian Design Overlay District. Generally located on the south side of Desert Inn Road, 280 feet west of Valley View Boulevard within Paradise. JJ/sd/ja (For possible action)

**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 installation and use of cooling systems that consumptively use water will be prohibited; 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;**
- **Remove the western driveway on Pioneer Avenue or move the driveway to line up with, and prevent turn conflicts from, the proposed driveway on the south side of Pioneer Avenue on APN 162-18-506-001;**
- **Coordinate driveway locations with the owner/developer of the proposed project on the south side of Pioneer Avenue on APNs 162-18-506-001, 162-18-506-008, and 162-18-506-011.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0013-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:  
ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for landscaping.  
DESIGN REVIEWS for the following: 1) warehouse facility; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North and approximately 550 feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Per revised plans;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. CP-23-900037: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

**HELD - 03/22/23 - per staff.**

18. ORD-22-900590: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single family residential development (Chieftain & Serene) on 2.6 acres, generally located north of Serene Avenue and east of Chieftain Street within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

19. ORD-23-900035: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Alexander Mackovski for a hotel and a commercial building (Las Vegas & Cactus) on 2.8 acres, generally located east of Las Vegas Boulevard and south of Cactus Avenue within Enterprise. MN/dd (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (20 - 30):** These items will be considered separately.

20. AG-23-900058: Receive a report on the Transform Clark County Development Code rewrite, and direct staff accordingly. (For possible action)

## **REPORT RECEIVED - STAFF DIRECTED.**

21. NZC-22-0653-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; and 3) waive detached sidewalks.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise (description on file). MN/rk/syp (For possible action)

### **CONDITIONS OF APPROVAL -**

#### **Current Planning**

- **Resolution of Intent to complete in 4 years;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **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 Master Plan amendment and a 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**

- **Provide an emergency access only gate where Street B terminates onto Montessouri Street;**
- **Install “No Parking” signage on the north side of Mardon Avenue;**
- **Install crosswalks at the intersection of Montessouri Street and Mardon Avenue going north to south and east to west;**
- **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 Mardon Avenue, 25 feet to the back of curb for Montessouri Street, 45 feet to the back of curb for Warm Springs Road, and associated spandrels;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on Warm Springs Road, east of Montessouri Street, including passenger loading/shelter pad in accordance with RTC standards.**
- **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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. **VS-22-0654-ROOHANI KHUSROW FAMILY TRUST:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Mardon Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (For possible action)

**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 Mardon Avenue, 25 feet to the back of curb for Montessouri Street, 45 feet to the back of curb for Warm Springs Road, and associated spandrels;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on Warm Springs Road, east of Montessouri Street, including passenger loading/shelter pad in accordance with RTC standards;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

23. **TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:**

HOLDOVER TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Warm Springs Road and the east side of Montessouri Street within Enterprise. MN/rk/syp (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

- Provide an emergency access only gate where Street B terminates onto Montessouri Street;
- Install “No Parking” signage on the north side of Mardon Avenue;
- Install crosswalks at the intersection of Montessouri Street and Mardon Avenue going north to south and east to west;
- 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 Mardon Avenue, 25 feet to the back of curb for Montessouri Street, 45 feet to the back of curb for Warm Springs Road, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on Warm Springs Road, east of Montessouri Street, including passenger loading/shelter pad in accordance with RTC standards.
- 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 advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. NZC-22-0676-COUNTY OF CLARK (AVIATION):  
AMENDED ZONE CHANGE to reclassify 12.0 acres (previously notified as 12.3 acres) from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) street intersection off-set; and 3) street dedication.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/gc/ja (For possible action)

#### **CONDITIONS OF APPROVAL -**

##### **Current Planning**

- **Resolution of Intent to complete in 4 years;**
- **Provide direct pedestrian access and crash gate from the subdivision to Buffalo Drive;**
- **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 Master Plan amendment and a 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;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

##### **Department of Aviation**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0448-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

25. VS-22-0677-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Buffalo Drive and Tioga Way (alignment); a portion of a right-of-way being Buffalo Drive located between Russell Road and Oquendo Road; a portion of a right-of-way being Russell Road located between Buffalo Drive and Tioga Way; and a portion of a right-of-way being Tioga Way located between Russell Road and Oquendo Road within Spring Valley (description on file). MN/gc/ja (For possible action)

**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**

- **Drainage study and compliance;**
- **All parcel owners affected by this vacation to grant necessary access easements;**
- **Return streetlights to Public Works or replace streetlight inventory and convert existing streetlights to private power source;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

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

- **The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-22-0677; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.**

26. TM-22-500223-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/gc/ja (For possible action)

## **CONDITIONS OF APPROVAL -**

### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- 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;
- All street suffixes shall be spelled out on the Final Map.

### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0448-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:  
PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action)

**ADOPTED.**

**APPEAL**

28. AG-23-900053: Consider an appeal of the Zoning Administrator's decision to not accept and process an Administrative Design Review at 16382 Red Rock Springs Circle. JJ/sr (For possible action)

**APPROVED - The board determined the original application had not expired; therefore, a new Administrative Design Review is not necessary.**

**ORDINANCES – INTRODUCTION**

29. ORD-22-900756: Introduce an ordinance to consider adoption of a Development Agreement with Lexiland LLC for a multiple family residential development (Rainbow & Warm Springs) on 13.7 acres, generally located north of Warm Springs Road and east of Rainbow Boulevard within Enterprise. MN/dd (For possible action)

**INTRODUCED - public hearing 03/22/23.**

30. ORD-23-900055: Introduce an ordinance to consider adoption of a Development Agreement with Majestic EJM Arroyo LLC for a distribution center (Warm Springs & Buffalo) on 41.5 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. MN/dd (For possible action)

**INTRODUCED - public hearing 03/22/23.**

**PUBLIC COMMENTS**

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