

Clark County Zoning Commission
CLARK COUNTY, NEVADA

MARILYN K. KIRKPATRICK
Chair
JAMES B. GIBSON
Vice Chair
JUSTIN JONES
WILLIAM MCCURDY II
ROSS MILLER
MICHAEL NAFT
TICK SEGERBLOM

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 17th day of March, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:04 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

Absent: None

Also present:

Robert Warhola, Deputy District Attorney
Nancy Amundsen, Director of Comprehensive Planning
Sami Real, Planning Manager
Antonio Papazian, Assistant Manager of Development Review
Jewel Gooden, Assistant Clerk, BCC
Lori Sabella, 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 present in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): Present

Margaret Coleman commented on the cleanliness of storage units.

There being no other persons present in the audience wishing to be heard on any items listed 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)**

Commissioner Kirkpatrick stated that a recurring hold of Item Nos. 16 and 17 would not be allowed, and that the items had to be heard when next scheduled or held indefinitely.

ACTION: It was moved by Commissioner Jim Gibson that the agenda be approved, with the deletion of Item Nos. 4, 5, 16, 17, 25, 26, and 27 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 February 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. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:**

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 (description on file). MK/jgh/jd (For possible action)

ATTACHMENT: [ET-21-400010_Colored_Merged.pdf](#)

ATTACHMENT: [04 21-400010-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of The Mesa at Logandale, LLC for a use permit first extension of time, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 21, 2021 per the applicant).

5. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:**

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_Colored_Merged.pdf](#)

ATTACHMENT: [05 21-400009-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of The Mesa at

Logandale, LLC to vacate and abandon portions of a right-of-way first extension of time (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 21, 2021 per the applicant).

6. **ET-21-400013 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jgh/jd (For possible action)

ATTACHMENT: [ET-21-400013_Colored_Merged.pdf](#)

ATTACHMENT: [06 21-400013-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Buffalo Las Vegas Land, LLC (Kaempfer Crowell) for a use permit third extension of time, waivers of development standards, and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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 April 6, 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;
- Right-of-way dedication to include a portion for Rafael Rivera Way.

7. **VS-21-0042-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**

VACATE AND ABANDON a portion of a right-of-way being Monroe Avenue located between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/rk/jd (For possible action)

ATTACHMENT: VS-21-0042_Color_Merged.pdf

ATTACHMENT: 07 21-0042-031721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of A&M Structuring 6, LLC & Avendano Property Development Inc to vacate and abandon a portion of right-of-way (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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.

8. **WS-21-0041-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a minor subdivision parcel map on 4.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Monroe Avenue and the east side of Morning Sun Way within Sunrise Manor. TS/rk/jd (For possible action)

ATTACHMENT: WS-21-0041_Color_Merged.pdf

ATTACHMENT: 08 21-0041-031721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of A&M Structuring 6, LLC & Avendano Property Development Inc for a waiver of development standards (as indicated on the ATTACHED agenda item):

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Applicant shall provide a safe route to school path.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations within 300 feet.

9. **WC-21-400008 (ZC-2178-04)-GAMEDAY LLC:**

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) detached sidewalks in powerline easement areas; and 2) right-of-way dedication of 40 feet to 80 feet for Lindell Road, 30 feet to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 feet to 60 feet for Edmond Street, and 30 feet for Haleh Avenue in conjunction with a single family residential development on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Lindell Road within Enterprise. JJ/nr/jd (For possible action)

ATTACHMENT: WC-21-400008_Colored_Merged.pdf

ATTACHMENT: 09 21-400008-031721.docx

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

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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

10. **VS-21-0026-GAMEDAY LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and a portion of right-of-way being Lindell Road between Frias Avenue and Pyle Avenue within Enterprise (description on file). JJ/nr/jd (For possible action)

ATTACHMENT: [VS-21-0026_Color_Merged.pdf](#)

ATTACHMENT: [10 21-0026-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Gameday LLC to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

11. **WS-21-0025-GAMEDAY LLC:**
WAIVER OF DEVELOPMENT STANDARDS for wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action)

ATTACHMENT: [WS-21-0025_Color_Merged.pdf](#)

ATTACHMENT: [11 21-0025-031721.docx](#)

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

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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 4 years of approval date or it will expire.

Public Works - Development Review

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

Department of Aviation

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

12. TM-21-500005-GAMEDAY LLC:

TENTATIVE MAP consisting of 96 single family residential lots and common lots on 20.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action)

ATTACHMENT: TM-21-500005_Colored_Merged.pdf

ATTACHMENT: 12 21-500005-031721.docx

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

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

- 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

13. WS-21-0032-DIV REALTY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the animated sign area.

DESIGN REVIEWS for the following: 1) signage; and 2) lighting in conjunction with an existing cannabis establishment on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 240 feet west of McLeod Drive within Winchester. TS/jor/jd (For possible action)

ATTACHMENT: WS-21-0032_Colored_Merged.pdf

ATTACHMENT: 13 21-0032-031721.docx

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

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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.

14. WS-21-0035-WESTWYNN LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height.

DESIGN REVIEW for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/md/jd (For possible action)

ATTACHMENT: WS-21-0035_Colored_Merged.pdf

ATTACHMENT: 14 21-0035-031721.docx

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

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed 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.

15. ZC-21-0039-ACHC, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit parking lots that contain 250 or more parking spaces; 3) permit an attached sidewalk (Sunset Road) where a detached sidewalk is required; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) distribution center; 2) parking lot expansion; 3) alternative parking lot landscaping; and 4) finished grade on 24.6 acres in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Karms Park Court within Spring Valley (description on file). MN/md/jd (For possible action)

ATTACHMENT: [ZC-21-0039_Color_Merged.pdf](#)

ATTACHMENT: [15 21-0039-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of ACHC, LLC (Project Mint Rehab, LLC) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, Staff advised that a Current Planning advisory statement was added to read: All truck/van traffic circulation is discouraged from traveling through the adjacent RNP area unless there is a delivery to that specific area.

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to the conditions recommended by staff as listed below and additional conditions, 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; all truck/van traffic circulation is discouraged from traveling through the adjacent Rural Neighborhood Preservation (RNP) area unless there is a delivery to that specific area; 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 the waivers of development standards and design reviews must commence within 2 years of the approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

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

16. 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: [16 20-0546-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Circus Circus LV, LLC, Et Al. (TBC-The Boring Company) for use permits, waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

DISCUSSION: Commissioner Kirkpatrick stated that a recurring hold of Item Nos. 16 and 17 would not be allowed, and that the items had to be heard when next scheduled or held indefinitely.

ACTION: Deleted from the agenda (held to April 21, 2021 per the applicant).

17. **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: [17 20-0547-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Claudine Propco, LLC, Et Al. (Jantien Shizuru) for a use permit, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

ACTION: Deleted from the agenda (held to April 21, 2021 per the applicant).

18. **WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive connection to public water service; and 2) reduce rear setback for a single family residential development on 2.3 acres in an R-A (Residential Agricultural) (RNP-III) Zone. Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd (For possible action)**

ATTACHMENT: [WS-21-0008_Color_Merged.pdf](#)

ATTACHMENT: [18 21-0008-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Frediee & Emily Guevara & Hervey & Leticia Regino (Frediee Guevara) for waivers of development standards (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the applicant's representative, Hervey Regino, stated he would answer questions from the Board.

Commissioner Kirkpatrick confirmed with the applicant's representative that the next step in the process would be approval of a map, followed by approval by the Southern Nevada Health District (SNHD) for the appropriate waiver, and that water issues had already been addressed with the State engineer.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick that the application be approved, subject to the conditions recommended by staff as listed 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.

19. **ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST: HOLDOVER AMENDED ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development. WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified). DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)**

ATTACHMENT: ZC-20-0489_Color_Merged.pdf

ATTACHMENT: 19 20-0489-031721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) for an amended zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 19 was taken in conjunction with Item Nos. 20 and 21.

Following introduction of Item Nos. 19, 20 and 21, the Board was addressed by the applicant's representative, John Sullivan, stated that the proposed 6.4 acre site located on the northeast corner of Ford Avenue and Mohawk Street was intended for use as a 30 lot subdivision with a cul-de-sac on one side and an open street on the other; that staff was in support of the basic vacations for the 3 to 33 foot patent easements; the variants between 30 or 31 lots had been addressed with Public Works and satisfactory changes had been submitted; a 15-foot side wall on one home was necessary to redirect storm water to its natural course; the hammerhead design had been removed and replaced with a cul-de-sac; increased finish grades of 90 inches were requested where 18 inches was permitted; lot sizes ranged from 5,200 to 7,800 square feet; and that of the five different neighborhoods that abutted the RNP, those in the proposed development would be the largest with only one lot slightly under 7,500 square feet.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 19, 20 and 21 be approved, subject to the conditions recommended by staff as listed below and the withdrawal of design review No. 3 from Item No. 19, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

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; 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. **VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST: HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)**

ATTACHMENT: [VS-20-0490_Color_Merged.pdf](#)

ATTACHMENT: [20 20-0490-031721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

DISCUSSION: There being no objections, Item No. 20 was taken in conjunction with Item Nos. 19 and 21.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 19 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 the spandrel at the intersection of Mohawk Street and Ford Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

21. **TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST: HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)**

ATTACHMENT: TM-20-500169_Colored_Merged.pdf

ATTACHMENT: 21 20-500169-031721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) for a tentative map (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

DISCUSSION: There being no objections, Item No. 21 was taken in conjunction with Item Nos. 19 and 20.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 19 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

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

Current Planning Division - Addressing

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

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 #0145-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. NZC-20-0518-MAULE GRAND CANYON, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4); allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon

Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: [NZC-20-0518_Colored_Merged.pdf](#)

ATTACHMENT: [NZC-20-0518](#)

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 22 was taken in conjunction with Item Nos. 23 and 24.

Following introduction of Item Nos. 22, 23, and 24, the Board was addressed by the applicant's representative, Lucy Stewart, who advised that the proposed site located at the northeast corner of Grand Canyon and Maule Avenue was intended for use as a townhouse development that consisted of 1,900 plus square foot three-story homes with a maximum of four attached homes per building, two car garages, and ten-foot rear yards; advised that the area had been zoned C2 for more than 20 years; that to the east was a self-storage facility and tavern, to the north R2 zoned neighborhoods with two and three story homes, and also by a mix of R3 and RUD, with Summerlin South and an elementary school to the southwest; stated that the development included a gated entry that per a stacking study accommodated two cars at entry; intense landscaping would be installed between the houses to the north and at the street frontages; the height of the structures were 35 feet which was 15 feet shorter than allowed per the current C2 zoning; residents were only allowed to park in the garages per deed restrictions; common areas included a pool, dog park and paseo; all upgrades were already included in each unit; all utility expenses with the exception NV Energy were covered by the Homeowners Association (HOA); that a statement, not condition, was on record that no more than 25 percent of the buyers would be non-owner occupied, and that all owner-occupied buyers would have first priority of purchase; once all units were sold the HOA had the option to require that all future sales be owner occupied; the HOA would maintain the exterior of all buildings as well as the front yards; and that the applicant would work with traffic to ensure cars did not speed in the area.

A resident from a neighboring development, Harold Johanson, stated he agreed with the original staff report that recommended denial of the rezoning, and expressed concerns regarding the need for more walkable neighborhood commercial options in the area.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 22, 23, and 24 be approved, subject to the conditions recommended by staff as listed below, with the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- HOA will maintain all exterior sides of buildings;
- HOA will maintain front yards;
- Install traffic calming devices on north/south streets to prevent/deter speeding in the community;
- 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 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- Clark County Fire Prevention approval street widths, radii, and driveway locations;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised 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 #0293-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-20-0519-MAULE GRAND CANYON, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: VS-20-0519_Color_Merged.pdf

ATTACHMENT: 23 20-0519-031721.docx

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

DISCUSSION: There being no objections, Item No. 23 was taken in conjunction with Item Nos. 22 and 24.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 22 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

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

24. TM-20-500178-MAULE GRAND CANYON, LLC:

HOLDOVER TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)

ATTACHMENT: TM-20-500178_Color_Merged.pdf

ATTACHMENT: 24 20-500178-031721.docx

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) for a tentative map (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

DISCUSSION: There being no objections, Item No. 24 was taken in conjunction with Item Nos. 22 and 23.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 22 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 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Maule Avenue, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0293-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. **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_Colored_Merged.pdf](#)

ATTACHMENT: [25 20-0566-031721.docx](#)

SUBJECT MATTER: 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 zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

26. **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_Colored_Merged.pdf](#)

ATTACHMENT: [26 20-0567-031721.docx](#)

SUBJECT MATTER: 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 vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

27. **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_Colored_Merged.pdf](#)

ATTACHMENT: [27 20-500198-031721.docx](#)

SUBJECT MATTER: 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 tentative map (as indicated on the ATTACHED agenda item) (held from March 3, 2021):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

28. **NZC-20-0600-MOHAMMADI, BEHZAD & ASHENAEI, MARYAM:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2

(General Commercial) (AE-60) Zone.

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVER OF DEVELOPMENT STANDARDS to waive landscaping.

DESIGN REVIEW for an off-highway vehicle, recreational vehicle, and watercraft storage facility in conjunction with an approved mini-warehouse facility in the CMA Design Overlay District.

Generally located on the south side of Teco Avenue, 600 feet east of Jones Boulevard within Spring Valley (description on file). MN/al/jd (For possible action)

ATTACHMENT: NZC-20-0600_Colored_Merged.pdf

ATTACHMENT: 28 20-0600-031721.docx

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Behzad Mohammadi & Maryam Ashenaei (Ventura Enterprises Investments & Development) for a zone change, use permit, waiver of development standards, and design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by the applicant's representative, Chris Kaempfer, who advised that the proposed site was for an RV parking and watercraft storage facility; stated that the two adjacent parcels were already zoned C2 for mini-storage; concerns expressed by neighbors regarding the potential for increased traffic on Teco Avenue had been addressed by positioning the only entry and exit access point off Jones Boulevard; while the parcel was master planned for office professional, the intended use was a better complement to the neighborhood; RV's and boats typically were not more than 10 to 14 feet in height which was below the 35 feet maximum height allowed; limited hours of operation would be 8:00 a.m. to 6:00 p.m., with access to the storage units until 9:00 p.m.; and that cameras and other onsite security measures had been included.

ACTION: It was moved by Commissioner Michael Naft that the application be approved, subject to the conditions recommended by staff as listed 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements except for streetlights on Teco Avenue;
- Right-of-way dedication to include 30 feet for Teco Avenue.

Department of Aviation

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

Building Department - Fire Prevention

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

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 #0398-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

APPEAL USE PERMITS for the following: 1) allow accessory structures to not be architecturally compatible with the principal building; 2) allow alternative design standards; and 3) allow cumulative area of accessory structures to exceed the footprint of the principal dwelling.
WAIVER OF DEVELOPMENT STANDARDS to reduce the required separation between accessory structures on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northwest corner of La Cienega Street and Frias Avenue within Enterprise.
MN/sd/jd (For possible action)

ATTACHMENT: UC-20-0595_Colored_Merged.pdf

ATTACHMENT: 29 20-0595-031721.docx

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board deny the aforementioned described application of Mercy M. Abraham (Jay Francis) for use permits, and waiver of development standards (as indicated on the ATTACHED agenda item) (appealed by the applicant):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by the applicant's representatives, Kendra Francis and David Parapilly, who advised that the waivers and use permits were submitted to allow the continued placement of five Conex storage boxes on the two acre property; stated that the containers had been in place since 2007, and that the units provided storage for a family member on active duty in the military; the number of storage containers requested had been reduced from six to five; the square footage calculations originally submitted for accessory structures were incorrect and revisions were presented that reflected a total of 3,440 square feet of accessory structure, or 37.38 percent; the boxes had been realigned and spaced 15 feet apart, and painted to match the color of the surrounding buildings and complement the desert; the chain-link fence had been rebuilt and privacy curtains installed; any excess tractor-trailers, pick-ups, boats, trash, or other items left by the previous owners had been eliminated, and trees and other vegetation had been trimmed or removed in response to concerns regarding the aesthetics of the property expressed by neighbors; and that the permit process for a seven-foot tall block wall surrounding the property had begun in an effort to further block views, enhance privacy, and address any further aesthetic concerns by neighbors.

A neighbor, Chris Kalega, spoke in opposition to approval of the applications.

Other neighbors, which included Kathleen Commins, Cody Whipple, Simon Suresh and Scott Werber, expressed their support for the approval of the applications.

Commissioner Michael Naft stated that the initial denial of the applications was not due to calculations but was due to the permissible use request, and that an investigation had been opened regarding the use of the residence as a place of business; acknowledged the efforts that had been made to clean-up the property; and also that other concerns were reported included the use of the property as a truck stop, and the excessive 24-hour lighting which was disruptive to neighbors.

The applicant's representative advised that the business, Wireless US LLC, was a fully licensed consultancy agency that did not store or ship any materials, and only provided advice on tech related and other engineering matters; acknowledged that there had been increased semi-truck activity during the clean-up and removal of the previous tenants belongings; the property was not a truck stop and there would be no semis allowed; the 24-hour lighting would be removed; and that the applicant wanted to work with neighbors, be cooperative and collaborative, and would be happy to address any other

concerns and issues.

In response to questions or comments by Commissioner Naft, staff advised that while a Conex box was considered an accessory structures, the number of boxes on the property was not the norm; that even a consulting business operated from home required a business license, and that there could be no employees or customer activity at the site.

Commissioner Naft advised that a truck stop or unlicensed business that was inappropriate and not compatible with the neighborhood would not be tolerated; and stated that additional conditions included a public hearing and review in six months to ensure that the applicant was fully compliant.

Legal Counsel confirmed the motion was for the approval of the applications, or reversal of the denial of the Planning Commission, with conditions as stated and a public hearing in six months.

ACTION: It was moved by Commissioner Michael Naft that the applications be approved, subject to the conditions recommended by staff as listed below and additional conditions, 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

- Limited to a maximum of 5 conex boxes;
- 6 months to review as a public hearing;
- 1 year to obtain building permits for conex boxes;
- Paint the accessory structures (conex containers) to match the principle residence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that permits for accessory structures may be required to be obtained from the Building Department; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified;.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (maintain fire department access).

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property 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.

30. WS-20-0579-MBL SCHIRLLS, LLC:

APPEAL WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 0.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Schirlls Street, approximately 300 feet south of Reno Avenue within Paradise. MN/lm/jd (For possible action)

ATTACHMENT: WS-20-0579_Colored_Merged.pdf

ATTACHMENT: 30 20-0579-031721.docx

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of MBL Schirlls, LLC (Eugene Pavlovsky) for a waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (appealed by the applicant):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by the applicant who advised that the proposed site was for a tract of industrial buildings; stated that the buildings met all code requirements in terms of parking, accessibility, and landscaping; the building would not receive

deliveries by tractor trailers or similar type vehicles; the lot was narrow and measured 110 feet and would include a 32 foot pan driveway; stated that the curved driveway proposed by Public Works would present a hardship and would require relocation of a light pole and an electrical vault, the loss of one parking stall, and would create a hazard for the Americans with Disabilities Act (ADA) parking; the existing driveway was narrow and measured approximately 16 to 18 feet; a pan driveway with a 3-foot throat depth was proposed on Schirls Street, would accommodate 2 cars, took up approximately one-third of the lot, and required relocation of a fire hydrant; and that in 2016 the Board had approved a similar pan driveway for a different project that did not come to fruition.

In response to Commissioner Naft, staff confirmed that Schirls Street dead ended at a mining pit to the south; commercial curb return driveways helped with the mitigation of traffic, and a smooth transition from right-of-way into the commercial site; that a commercial pan driveway would be acceptable at this location and was required to meet certain ADA requirements for access; and read into record an additional condition: reconstruct the driveway as a commercial pan per uniform standard drawing 224, or provide a 5-foot wide concrete sidewalk behind the existing driveway for compliance with the ADA.

The applicant agreed to the additional condition.

ACTION: It was moved by Commissioner Michael Naft that the application be approved, subject to the conditions recommended by staff as listed below with additional conditions, 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

- Reconstruct the driveway as a commercial pan per Uniform Standard Drawing 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act (ADA).

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (emergency access is required around the perimeter of the building, fire department access doors may be required not to exceed 125 feet on center; all portions of the exterior of the building required to be within 150 feet of fire access lane, increases due to sprinklers do not apply for high piled storage (see CCFC 503.1.1, IFC 3206.2, 3206.6, 3206.7); show fire hydrant locations on-site and within 750 feet (depending on construction type, an additional hydrant may be required); and to show on-site fire lane, turning radius, and turnarounds (minimum turning radii required to be maintained).

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 #0475-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. **ORD-21-900054: Introduce an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC and PN II, Inc. for a residential subdivision (Montessouri and Camero Unit 1 Phase 2) on 2.5 acres, generally located east of Montessouri Street and north of Wigwam Avenue within Enterprise. JJ/ab (For possible action)**

ATTACHMENT: ORD-21-900054 - Dev Agreement - Intro.pdf

SUBJECT MATTER: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC and PN II, Inc. for a residential subdivision (Montessouri and Camero Unit 1 Phase 2) on 2.5 acres, generally located east of Montessouri Street and north of Wigwam 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. 3-17-21-1).

ACTION: There being no objections, Chair Kirkpatrick set the matter for public hearing on April 7, 2021 at 9:00 a.m.

PUBLIC COMMENTS

At this time, Chair Kirkpatrick asked if there were any persons present in the audience 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 10:09 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