

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, JUNE 7, 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 05/03/23.**

**ROUTINE ACTION ITEMS (4 – 22):** 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. DR-23-0169-BLUE DIAMOND M-E, LLC:  
DESIGN REVIEWS for the following: 1) drive-thru restaurant; and 2) finished grade on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive 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.
- 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 and reference POC Tracking #0433-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. ET-23-400030 (DR-20-0520)-SCHOOL BOARD OF TRUSTEES:  
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Compliance with previous conditions.**

6. ET-23-400031 (ZC-19-0197)-SCHOOL BOARD OF TRUSTEES:  
DESIGN REVIEW SECOND EXTENSION OF TIME for an elementary school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/tpd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until May 8, 2025 to commence.**
- **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 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-23-400032 (NZC-19-0903)-LMG LAS VEGAS, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) reduce the setback for a proposed gate.  
DESIGN REVIEW for a proposed outside storage yard in conjunction with an existing distribution center on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west side of Windy Street and the north side of Arby Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until February 19, 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-23-400037 (ZC-19-0949)-USA:  
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the width of right-of-way dedication.  
DESIGN REVIEW for a public park with signage and lighting on 9.0 acres of a 22.5 acre site in a P-F (Public Facility) Zone. Generally located on the west side of Lindell Road and the south side of Le Baron Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until February 5, 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.**

9. UC-23-0173-PARBALL NEWCO, LLC:

USE PERMITS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; 2) on-premises consumption of alcohol; and 3) all other deviations as depicted per plans on file.

DEVIATIONS for the following: 1) reduce setback; 2) reduce street landscaping; 3) reduce height/setback ratio; and 4) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback.

DESIGN REVIEWS for the following: 1) recreational facility with accessory commercial uses including, but not limited to shops, snack bars, lounges, and restaurants; and 2) finished grade in conjunction with an existing resort hotel (Horseshoe) on a portion of 30.0 acres within a 68.1 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Flamingo Road, 1,600 feet east of Las Vegas Boulevard South within Paradise. JG/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;**
- **Grant a 10 foot wide roadway easement for Flamingo Road;**
- **Grant a 3 foot wide streetlight and traffic control device easement;**
- **Any areas with existing signage to have a roadway reservation instead of an easement.**
- **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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0142-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. WS-23-0167-USA:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; and 3) reduce street intersection off-set.  
 DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain.  
 RM/jor/syp (For possible action)

**HELD - 06/21/23 - per Commissioner Miller.**

11. TM-23-500045-USA:  
 TENTATIVE MAP consisting of 8 residential lots on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Egan Crest Drive and the north side of La Mancha Avenue (alignment) within Lone Mountain. RM/jor/syp (For possible action)

**HELD - 06/21/23 - per Commissioner Miller.**

12. WS-23-0181-SOUTHWEST MARKETPLACE STA, LLC:  
 WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.  
 DESIGN REVIEWS for the following: 1) health club; and 2) finished grade within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Mesa Verde Lane within Enterprise. MN/rr/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Shielding for lighting shall be lengthened to ensure lighting is fully shielded from residential development to the east which sits at a lower elevation than subject site;
- 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 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**

- **Traffic study and compliance.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0299-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

13. **ZC-23-0161-VOLBORTH, MARIA:**

**ZONE CHANGE to reclassify 1.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the north side of El Dorado Street, 310 feet west of Western Street within South County (description on file). MN/mc/syp (For possible action)**

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.**

**Public Works - Development Review**

- **Provide access to APN 228-03-410-070;**
- **Right-of-way dedication to include a portion of El Dorado Street;**
- **Drainage study shall be required with future development as determined by Public Works - Development Review;**
- **Traffic study shall be required with future development as determined by Public Works - Development Review;**
- **Full off-site improvements shall be required with future development as determined by Public Works - Development Review.**

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

- **The applicant is advised that the CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.**

14. ZC-23-0163-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:  
ZONE CHANGE to reclassify 6.9 acres from an H-1 (Limited Resort and Apartment) Zone to a C-2 (General Commercial) Zone.  
USE PERMITS for the following: 1) High Impact Project; 2) multiple family development; and 3) reduce the separation from on-premises consumption of alcohol establishments to a residential use (multiple family).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce the required number of loading spaces; 3) eliminate cross access; 4) alternative landscaping adjacent to a less intensive (multiple family) use; 5) eliminate street landscaping; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) mini-warehouse; 3) pharmacy; 4) restaurants with drive-thru; 5) multiple family development; and 6) finished grade on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise (description on file). MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

- 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.

**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 #0443-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. VS-23-0164-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:  
 VACATE AND ABANDON a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**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.

16. TM-23-500044-JAT PEBBLE, LLC & JAT PEBBLE 3, LLC:  
TENTATIVE MAP for a mixed-use project consisting of 1 commercial lot and 1 residential lot on 28.1 acres in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone for a High Impact Project. Generally located on the west side of Las Vegas Boulevard South and the south side of Pebble Road within Enterprise. MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

- 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.

**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 #0443-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. ZC-23-0171-KKAZ, LLC:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for a vehicle (automobile) wash.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening adjacent to a vehicle stacking lane.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) vehicle wash; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley (description on file). MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for the remaining undeveloped portion of the site;
- 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 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 use permit, waiver of development standards, and design reviews must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.**
- **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.**

**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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

18. VS-23-0172-KKAZ, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;**
- **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.**

19. TM-23-500046-KKAZ, LLC:  
TENTATIVE MAP consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- 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.

**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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. CP-23-900246: Direct staff to process an amendment to the Northeast - Las Vegas Valley Transportation Map of the Clark County Master Plan and refer the amendment to the Planning Commission for a public hearing. (For possible action)

**STAFF DIRECTED.**

21. ORD-23-900146: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Ford LLC for an office/warehouse development on 2.5 acres, generally located south of Ford Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

22. ORD-23-900202: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Arville LLC for an office/warehouse development on 1.3 acres, generally located south of Richmar Avenue (alignment) and west of Arville Street within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (23 – 41):** These items will be considered separately.

23. UC-23-0182-WOW BUILD CO. ONE, L C:  
USE PERMITS for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.  
DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

**HELD - 07/19/23 - per the applicant.**

24. VS-23-0176-USA:  
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Eula Street (alignment), and between El Campo Grande Avenue and Corbett Street within Lone Mountain (description on file). RM/lm/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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 Corbett Street, 30 feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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 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.

25. WS-23-0178-USA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) detached sidewalks; and 3) reduce street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family subdivision; and 2) finished grade on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- All perimeter walls shall be decorative;
- Any perimeter wall over 9 feet will use wrought iron above 9 feet;

- 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;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

26. TM-23-500050-USA:  
TENTATIVE MAP consisting of 19 lots on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive 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;
- Right-of-way dedication to include 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;

- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

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

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

27. WC-22-400128 (ZC-1926-03)-PALM BEACH RESORT CONDOS:  
 HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring: 1) development be limited to “For Sale” condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on a 6.5 acre portion of 15.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

**HELD - 07/19/23 - per the applicant.**

28. UC-22-0650-PALM BEACH RESORT CONDOS:  
 HOLDOVER USE PERMITS for the following: 1) High Impact Project; and 2) multiple family residential development.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; and 3) reduce throat depth.  
 DESIGN REVIEW for a multiple family residential development on a 6.5 acre portion of 14.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Serene Avenue, 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/syp (For possible action)

**HELD - 07/19/23 - per the applicant.**

29. WS-23-0107-GROUP XIII PROPERTIES, LP:  
 HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.  
 DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)

**HELD - 06/21/23 - per the applicant.**

30. WS-23-0179-COUNTRY LIVING HOMES, LLC:  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial pavement); 3) non-standard improvements within the right-of-way; and 4) street landscaping.  
 DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.1 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

**HELD - 06/21/23 - per the applicant.**

31. TM-23-500051-COUNTRY LIVING HOMES, LLC:  
TENTATIVE MAP consisting of 8 residential lots on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Elkhorn Road and the east side of Rainbow Boulevard within Lone Mountain. MK/sd/syp (For possible action)

**HELD - 06/21/23 - per the applicant.**

32. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:  
HOLDOVER ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.  
USE PERMIT to allow outside dining and drinking.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduce parking; 4) reduce throat depth; and 5) reduce departure distance.  
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise (description on file). MN/sd/jo (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Applicant to work with Current Planning on the design of the pedestrian realm, sidewalks, and street landscaping to comply with the intent of the Stadium District Plan;**
- **Along Polaris Avenue and Quail Avenue, existing attached sidewalk to be removed and new 15 foot wide pedestrian realm to be installed and set back a minimum of 5 feet from curb;**
- **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 use permit, waivers of development standards, and the design reviews must commence within 2 years of approval date or they will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Reconstruct any unused driveways with full off-site improvements.**
- **Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;**
- **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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**



- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- 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.

**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 #0277-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. NZC-23-0110-EPSTEIN, DIANE LEE R. FAM TR:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) reduce separation from a convenience store to a residential use; 2) reduce setback from a gasoline station to a residential use; and 3) reduce the separation from a tavern to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a drive-thru talk box to face residential development; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) tavern; 2) convenience store; 3) gasoline station (fueling canopy); 4) restaurant with drive-thru; and 5) finished grade. Generally located on the south side of Pebble Road and the east side of Fort Apache Road within Enterprise (description on file). JJ/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Resolution of Intent to complete in 3 years;
- Install an 8 foot tall noise attenuation wall on the east property line;
- Plant large trees along the east and south property lines;
- 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 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 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control 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.

**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 #0110-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. VS-23-0111-EPSTEIN, DIANE LEE R. FAM TR:  
 VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue (alignment), and between Fort Apache Road and Quarterhorse Lane; a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue (alignment); and a portion of right-of-way being Pebble Road located between Fort Apache Road and Quarterhorse Lane within Enterprise (description on file). JJ/md/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive 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**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- 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.

## **ORDINANCES – INTRODUCTION**

35. ORD-23-900130: Introduce an ordinance to consider adoption of a Development Agreement with CRP/PDC Badura & Cimarron Owner LLC for an industrial development on 26.8 acres, generally located south of Badura Avenue and west of Cimarron Road within Spring Valley. MN/dd (For possible action)

**INTRODUCED - public hearing 06/21/23.**

36. ORD-23-900150: Introduce an ordinance to consider adoption of a Development Agreement with SDMI BD LLC for a commercial development on 2.7 acres, generally located south of Blue Diamond Road and west of Lindell Road within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 06/21/23.**

37. ORD-23-900171: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change in Assessors Books 161, 162, 163, 176, 177 and 191. (For possible action)

**INTRODUCED - public hearing 06/21/23.**

38. ORD-23-900195: Introduce an ordinance to consider adoption of a Development Agreement with Silver Meadow Properties LLC for a commercial development on 3.4 acres, generally located south of Sunset Road and west of Buffalo Drive within Spring Valley. MN/jm (For possible action)

**INTRODUCED - public hearing 06/21/23.**

39. ORD-23-900203: Introduce an ordinance to repeal Title 30 in its entirety, and replace and adopt Title 30, Chapters 30.01 through 30.07, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

**INTRODUCED - public hearing 08/02/23.**

40. ORD-23-900221: Introduce an ordinance to consider adoption of the Title 30 Fee Schedule, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

**INTRODUCED - public hearing 08/02/23.**

41. ORD-23-900230: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on April 5, 2023, April 19, 2023 and in Assessor's Books 140, 161, 162, 163, 176 and 177. (For possible action)

**INTRODUCED - public hearing 06/21/23.**

### **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.