

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, MAY 22, 2024

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.

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 04/17/24.

ROUTINE ACTION ITEMS (4 – 18): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400042 (UC-21-0439)-RAMM CORP:
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) expansion of a recreational facility; 2) major training facility; 3) camping in conjunction with a recreational facility; and 4) a heliport.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) parking area paving and striping.
DESIGN REVIEWS for the following: 1) expansion of a recreational facility; 2) a major training facility; 3) camping cabins and accessory structures; and 4) a grading plan in conjunction with a hillside development (slopes greater than 12%) on a portion of 375.3 acres in an RS80 (Residential Single-Family 80) Zone. Generally located 2.2 miles west of Kingston Road, 1.3 miles north of Sandy Valley Road within Goodsprings. JJ/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the area and none are planned within the next 5 years.

5. ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) allow modified driveway geometrics; and 6) waive full off-site improvements.
DESIGN REVIEW for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until March 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **30 days to coordinate with Public Works - Design Division for the Warm Springs Road improvement project;**
- **Compliance with previous conditions.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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.**

6. ET-24-400038 (NZN-20-0065)-ASI VEGAS VALLEY LP:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.
DESIGN REVIEW for a senior housing complex. Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 4, 2025 to complete or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. UC-23-0657-PROGRESSIVE FORCE CONCEPTS, LLC:
USE PERMITS for the following: 1) major training facility (outdoor shooting range); and 2) private recreational facility (outdoor shooting range).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping and screening requirements; and 2) reduce parking.
DESIGN REVIEWS for the following: 1) minor training facility with accessory structures; and 2) final grading plan for a hillside development (slopes greater than 12%) on a portion of 76.3 acres in an R-U (Rural Open Land) Zone. Generally located 1.0 mile south of Sandy Valley Road, 2.6 miles east of Cherokee Street within Sandy Valley. JJ/lm/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 3 years to review as a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that the application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

8. WS-24-0053-L G I HOMES-NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within the right-of-way on 0.7 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Tropicana and the east side of Steptoe Street within Whitney. JG/tpd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to provide contact information to Public Works for potential removal of riprap;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

9. WS-24-0094-AVILA, JOSE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; and 2) driveway geometrics.
DESIGN REVIEW for an office building on 0.4 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Russell Road, 360 feet west of Mcleod Drive within Paradise. JG/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224.**

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 #0160-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. ZC-23-0915-ROOHANI RAMAK:
HOLDOVER ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action)

HELD - 07/17/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

11. ORD-24-900058: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamante Canyon LLC for a Commercial Development on 2.6 acres, generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)

ADOPTED.

12. ORD-24-900081: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC & Cankids Investments 2012, LLC for a single family residential development on 22.5 acres, generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/lg (For possible action)

ADOPTED.

13. ORD-24-900097: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV WS Cimarron, LLC for a multiple family residential development on 13.7 acres, generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/lg (For possible action)

ADOPTED.

14. ORD-24-900117: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single family residential development on 4.4 acres, generally located east of Haven Street and north of Frias Avenue within Enterprise. MN/lg (For possible action)

ADOPTED.

15. ORD-24-900141: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single family residential development on 5.0 acres, generally located south of Windmill Lane and east of Cimarron Road within Enterprise. JJ/lg (For possible action)

ADOPTED.

16. ORD-24-900159: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 2.4 acres, generally located north of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

ADOPTED.

17. ORD-24-900160: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 6.3 acres, generally located north of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

ADOPTED.

18. ORD-24-900185: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 7, 2024, February 21, 2024, and March 6, 2024. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (19 – 60): These items will be considered separately.

19. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)
HELD - 06/18/24 at 1:00 P.M.- per the applicant.
20. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South, and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)
HELD - 06/18/24 at 1:00 P.M. - per the applicant.
21. ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)
HELD - 06/05/24 - per the applicant.
22. VS-24-0079-STRAIGHT-LINE LEASING, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Giles pie Street and Placid Street within Enterprise (description on file). MN/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

23. **WS-24-0080-STRAIGHT-LINE LEASING, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) off-site improvements on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane, 145 feet east of Gilespe Street within Enterprise. MN/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised a tree fee-in-lieu will be required for the elimination of any street trees; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Sidewalk to be constructed along the Eldorado Lane project frontage and applicant to work with Public Works on the location and construction specifications, including surface material(s), of said sidewalk;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

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.

24. VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

25. WS-24-0115-COUGAR-JONES INVESTMENTS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.
DESIGN REVIEW for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the south side of Cougar Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 for Cougar Avenue.**

Fire Prevention Bureau

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

26. WC-24-400043 (ZC-1122-07)-PARACHUTE A B C T, LLC SERIES V, ET AL:
WAIVERS OF CONDITIONS of a zone change for the following: 1) prior to construction, applicant to build an 8 foot block wall along the east property line to buffer the residents during and after construction; 2) the building will be placed on the west facing property line inward to the parking lot; 3) all lighting shall be below 8 feet in height to prevent any spillover on to the adjacent property; and 4) landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed in conjunction with a proposed tavern on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

APPROVED.

27. VS-24-0132-PARACHUTE ABCT, LLC SERIES V, ET AL:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Durango Drive and Lisa Lane, and a portion of right-of-way being Durango Drive located between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Satisfy utility companies' requirements.**
- **Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **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 Blue Diamond Wash Trail improvement project;**
- **Right-of-way dedication to include a 54 foot property line radius;**
- **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.**

28. **WS-24-0131-PARACHUTE ABCT, LLC SERIES V, ET AL**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce setback; 3) reduce the number of landscape finger islands; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) a proposed restaurant and related services building; and 2) lighting on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive 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;
- Signs shall be posted on-site stating “No Parking in Residential Areas” (or similar message);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Expunge design review and waiver of development standards portion of ZC-1122-07.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; applicant to work with Comprehensive Planning staff to provide and maintain the Durango Avenue on-street trail; 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; changes to the approved project will require a new land use application; the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 foot property line radius;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0161-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain.
MK/lm/syp (For possible action)

HELD - 06/18/24 at 1:00 P.M. - per the applicant.

30. WS-24-0118-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) off-site improvements; and 2) reduce driveway throat depth.
DESIGN REVIEW for a school on 37.2 acres in a PF (Public Facility) Zone. Generally located on the northwest corner of Sky Road and Boulder Lane within Indian Springs. RM/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **On-site circulation for drive aisle(s) used for student pick-up and drop-off shall be one way only.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Sidewalk shown on plans along Sky Road shall be extended north to Lincoln Lane;**
- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Fire Prevention Bureau

- **Provide water purveyor and underground lines for fire flow requirements.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

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.**

31. WS-24-0133-4710 CARTIER PARTNERS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) non-decorative fence; 3) back-of-curb radius; and 4) driveway geometrics.
DESIGN REVIEW for an outdoor storage yard on 6.1 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, and APZ-2) Overlay. Generally located on the north side of Cartier Avenue and the east side of Marion Drive within Sunrise Manor. MK/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised a tree fee-in-lieu is required for the elimination of parking lot trees; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Construct unused driveways with full off-site improvements;**
- **Drainage study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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.**

32. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file).
MN/al/syp (For possible action)

HELD - 07/17/24 - per the applicant.

33. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)

HELD - 06/05/24 - per the applicant.

34. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Giles pie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

HELD - 06/05/24 - per the applicant.

35. ZC-24-0104-SUNSET & SPENCER, LLC:
ZONE CHANGE to reclassify 2.2 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise (description on file). JG/rr (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; Incorporate exterior to interior noise level reduction into the building construction as required by Code for use; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

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 #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. WS-24-0105-SUNSET & SPENCER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for retaining wall height.

DESIGN REVIEW for an office/warehouse on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located on the south side of Sunset Road and the east side of Spencer Street within Paradise. JG/r/r/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review Division for the design of a median extension along Spencer Street;
- Off-site improvement permits may be required.
- Applicant is advised that Nevada Department of Transportation (NDOT) 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, 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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; incorporate exterior to interior noise level reduction into the building construction as required by Code for use; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

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 #0162-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS WAS WITHDRAWN.

37. ZC-24-0112-SHANGOOLY, LLC:
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

HELD - 06/05/24 - per the applicant.

38. VS-24-0114-SHANGOOLY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

HELD - 06/05/24 - per the applicant.

39. WS-24-0113-SHANGOOLY, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height in conjunction with a single family development; 2) increase fill heights; and 3) alternative driveway geometrics.
DESIGN REVIEW for a single family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

HELD - 06/05/24 - per the applicant.

40. TM-24-500029-SHANGOOLY, LLC:
TENTATIVE MAP consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

HELD - 06/05/24 - per the applicant.

41. PA-23-700055-GTL PROPERTIES, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

42. ZC-23-0931-GTL PROPERTIES LLC:
HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

43. PA-24-700002-FORT APACHE LTD:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

ADOPTED.

44. ZC-24-0058-FORT APACHE, LTD:
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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; and that fire/emergency access must comply with the Fire Code as amended.**

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 #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. VS-24-0061-FORT APACHE, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road, 25 feet to the back of curb for Raven Avenue, and a 54 foot property line radius at the corner of Pebble Road and Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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 to coordinate a contribution with Public Works for the Fort Apache improvement project;
- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

46. WS-24-0059-FORT APACHE, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.

DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive 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 approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to conduct a traffic signal warrant analysis for the intersection of Pebble Road and Fort Apache Road;
- Work with the Commissioner's office and Public Works on a cost contribution for the traffic signal at Pebble Road and Fort Apache Road;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road, 25 feet to the back of curb for Raven Avenue, and a 54 foot property line radius at the corner of Pebble Road and Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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 to coordinate a contribution with Public Works for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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; and that fire/emergency access must comply with the Fire Code as amended.

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 #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN WITHOUT PREJUDICE.

47. SDR-24-0060-FORT APACHE, LTD

SIGN DESIGN REVIEWS for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

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; and that fire/emergency access must comply with the Fire Code as amended.

48. ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:

ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

HELD - 06/05/24 - per the applicant.

49. VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action)

HELD - 06/05/24 - per the applicant.

50. UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:
USE PERMITS for the following: 1) vehicle wash; and 2) gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

HELD - 06/05/24 - per the applicant.

51. TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 5.5 acres in a CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

HELD - 06/05/24 - per the applicant.

52. ZC-24-0128-SOUTH DECATUR HOLDING CO, LLC:
ZONE CHANGE to reclassify 2.6 acres from an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise (description on file). MN/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 30.02.26B 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; and 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

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

Southern Nevada Health District (SNHD) - Engineering

- For the APN 177-07-301-036, the applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

53. VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Fire Prevention Bureau

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

54. UC-24-0129-SOUTH DECATUR HOLDING CO, LLC:
AMENDED USE PERMIT to allow a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping (no longer needed); 2) buffering and screening standards; 3) wall height; and 4) residential adjacency standards.
DESIGN REVIEW for a proposed RV storage & mini-warehouse facility on 2.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise. MN/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Outdoor storage and outdoor overnight parking are not permitted;**
- **Deed restrict the property to prohibit living spaces within the units with no overnight stays and no business to be conducted from the units;**
- **The addition of balconies or other second story external additions are prohibited along the eastern façade of the building;**
- **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 approval of a Certificate of Compliance.**
- **Applicant is advised that additional land use may be required to allow the sale of individual units; that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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 30.02.26B 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; and 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

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

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 #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #2A WAS WITHDRAWN.

RECONSIDERATION

55. ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:
 RECONSIDERATION OF A ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.
 DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file). MN/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 2, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Compliance with previous conditions.**

AGENDA ITEM

56. AG-24-900305: Discuss potential modifications to Title 30, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCES – INTRODUCTION

57. ORD-24-900095: Introduce an ordinance to consider adoption of a Development Agreement with Goldensites, LLC for a single family residential development on 9.8 acres, generally located north and south of Oleta Avenue and west of Mohawk Street within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 06/05/24.

58. ORD-24-900118: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 2.5 acres, generally located north of Gomer Road and west of Conquistador Street within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 06/05/24.

59. ORD-24-900131: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a multiple family residential development on 8.1 acres, generally located north of Maule Avenue and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

INTRODUCED - public hearing 06/05/24.

60. ORD-24-900132: Introduce an ordinance to consider adoption of a Development Agreement with Wigwam-Parvin Limited Partnership for a senior housing project on 5.0 acres, generally located north of Arby Avenue and west of Torrey Pines Drive within Enterprise. MN/lg (For possible action)

INTRODUCED - public hearing 06/05/24.

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.