

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, MAY 21, 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)

NONE.

ROUTINE ACTION ITEMS (4 – 21): 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 to be heard separately when directed by the Planning Commission.

4. AR-24-400031 (WS-23-0339)-TEJADA, MARIA ELENA:
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Comb Circle and the west side of Miner Way within Sunrise Manor. TS/my/ng (For possible action)

HELD - 07/02/24 - per Commissioner Kilarski.

5. ET-24-400024 (UC-21-0434)-GILL EXPRESS, INC.:
USE PERMIT FIRST EXTENSION OF TIME to allow a vehicle wash establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback; 2) allow an unscreened service bay door; 3) cross access; 4) landscaping (required trees); and 5) reduced throat depth.
DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/mh/ng (For possible action)

HELD - 06/18/24 - per the applicant.

6. ET-24-400036 (WS-21-0719)-DWW SAHARA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) alternative screening and landscaping; 2) required trash enclosure; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed parking lot for new vehicle inventory storage and employee parking area in conjunction with an existing automobile sales facility on a portion of 4.3 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 650 feet east of Mojave Road within Winchester. TS/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 19, 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.**

7. **ET-24-400041 (UC-21-0316)-AK87 LEGACY TRUST:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow an accessory building to exceed one-half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive design standards for an accessory structure on 1.1 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Helena Avenue and the east side of Kevin Way within Lone Mountain. RM/jm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until September 21, 2025 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

- **Compliance with previous conditions.**

8. **TM-24-500030-POTOSI LTD:**

TENTATIVE MAP consisting of 104 single family residential lots and 8 common lots on 209.4 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain (Part I) Overlay. Generally located on the south side of SR 160 and the east side of Mt. Potosi Canyon Road within Mountain Springs. JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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;**

- **Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;**
- **Applicant to apply for a public access easement and provide a paved all weather access to the project, with the termination of said access to be approved by Public Works, and to be constructed with a minimum of 32 feet of paving;**
- **Applicant shall secure the necessary approval from all landowners impacted by the proposed access roadway.**
- **Applicant is advised that access to the site where the proposed road splits from the access commonly known as Potosi Road or Mt. Potosi Canyon Road may not be accepted as public right-of-way; that any public street over 150 feet in length must terminate in a County-approved turn-around; and that due to the complex nature of access to the property that additional requirements may arise during the technical studies and off-site permits.**

Building Department - Addressing

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

Fire Prevention Bureau

- **Provide water purveyor and underground lines to explain how the required fire flow can be met.**
- **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 there are no public sanitary sewer facilities available and none are planned within the next 5 years.**

9. **TM-24-500032-LV LOGISTICS ONE PROPERTY OWNER LP:**
TENTATIVE MAP for a 1 lot industrial subdivision on 17.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/mh/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Full off-site improvements;**
- **Provide 2 cross access points for APN 140-08-202-006; one from the south and one from the west;**
- **Coordinate with Public Works - Kiazad Yazdani for the bridge improvements on Marion Drive;**

- Dedicate any right-of-way and easements necessary Marion Drive bridge;
- Coordinate with Public Works-Roads Division and Development Review Division for the required fencing adjacent to the drainage channel.
- Applicant is advised that a Nevada Department of Transportation (NDOT) permit may be required for the work in NDOT 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 #0082-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. TM-24-500033-TZORTZIS SURVIVOR'S TRUST A ETAL & TZORTZIS, MARIA V. TRS:
TENTATIVE MAP for 1 lot commercial subdivision on 3.3 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, 343 feet south of Jonathan Drive within Enterprise. MN/rp/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 #0320-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

11. UC-24-0108-SUNSET JONES, LLC:
USE PERMIT for a school (graduate college) within an existing retail and office complex on a 2.2 acre portion of 12.4 acres in a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. MN/dd/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

- **Traffic study and compliance.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

12. UC-24-0124-WHITNEY, CLEA:

USE PERMITS for the following: 1) food pantry; and 2) office.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) parking striping on 2.3 acres in an IL (Industrial Light) Zone. Generally located on the southwest corner of Moapa Valley Boulevard and Hardy Avenue within Moapa Valley. MK/mh/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 Nevada Department of Transportation (NDOT) permits may be required.**

Clark County Water Reclamation District (CCWRD)

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

13. VS-24-0106-COUNTY OF CLARK (FIRE DEPT):

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/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 10 feet for Tropicana Avenue and 54 foot property line radius at the northeast corner of the site;**
- **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.**

14. VS-24-0109-ISAACSON, SCOTT:

VACATE AND ABANDON a portion of right-of-way being Palm Street located between Jodi Avenue (alignment) and Reno Avenue, and a portion of right-of-way being Reno Avenue located between Palm Street and Jarom Street (alignment) within Paradise (description on file). JG/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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0109; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.**

15. VS-24-0110-KENOWOYO INVESTMENT I, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Doe Avenue and Oakey Boulevard, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). RM/tpd/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

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

16. VS-24-0111-EDGEL KC MAX TRUST & EDGEL KC MAX TRS:
VACATE AND ABANDON easements of interest to Clark County located between Hite Lane (alignment) and Racel Street, and between Scottie Street and Hurtado Street within Lower Kyle Canyon (description on file). RM/dd/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

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

17. VS-24-0117-GREYSTONE NEVADA, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ann Road and Hammer Lane (alignment), and between Tee Pee Lane (alignment) and Fort Apache Road within Lone Mountain (description on file). RM/rp/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 50 feet for Fort Apache Road, 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 30 feet for Stephen Avenue, and associated spandrels;**
- **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.**

18. VS-24-0122-DIAMOND WINDMILL, LLC:

VACATE AND ABANDON a portion of right-of-way being Gilespie Street located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). MN/rg/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

- **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.**

19. VS-24-0123-ME 52 PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Rainbow Boulevard and Tenaya Way (alignment) within Enterprise (description on file). JJ/tpd/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 to the back of curb for Levi Avenue and associated spandrel;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

20. WC-24-400035 (VS-23-0784)-REUVEN, YITZHAK:
WAIVER OF CONDITIONS of a vacation and abandonment of easements requiring a drainage study and compliance. Generally located on the east side of Fairfield Avenue and the north side of Mesa Verde Lane within Enterprise. MN/tpd/ng (For possible action)

APPROVED.

21. CP-24-900233: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

REPORT RECEIVED.

NON-ROUTINE ACTION ITEMS (22 – 34): These items will be considered separately. Items 26 through 34 will be forwarded to the Board of County Commissioners' meeting for final action.

22. VC-24-0103-BLUE HERON STONEWATER, LLC:
VARIANCE to reduce the setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/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.**

23. WS-23-0856-CLOAKE, CHANDRA L. & LEVEE, JOHN JOSEPH:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building separation; and 3) parking in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Red Rock Overlay. Generally located on the west side of Allegro Street, 75 feet south of Sage Place within Red Rock. JJ/dd/ng (For possible action)

HELD - 06/18/24 - per the applicant.

24. WS-24-0063-HAWKINS, JAMES A. & REBECCA FAM TR & HAWKINS, JAMES A. & REBECCA L. TRS:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Rawhide Street, 350 feet east of Oxbow Street within Paradise. JG/jm/ng (For possible action)

HELD - 07/16/24 - per Commissioner Kirk.

25. WS-24-0081-GOLD CLOUD, INC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action)

DENIED.

CONDITIONS OF DENIAL -

Comprehensive Planning

- **Storage shed to be removed within 30 days.**

26. PA-24-700003-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 3.5 acres. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/rk (For possible action)

ADOPTED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

27. ZC-24-0095-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:
ZONE CHANGE to reclassify 3.5 acres from a CP (Commercial Professional) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise (description on file). JG/md (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

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 at landuse@lasairport.com 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 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 #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. WS-24-0096-DAF HOLDING, LLC ETAL & JGFLIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative yards; 2) increase fill height; and 3) increase wall height.
DESIGN REVIEW for a single family residential development on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

**APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.
CONDITIONS OF APPROVAL -**

Comprehensive Planning

- **Work with Comprehensive Planning to comply with architectural features on facades;**
- **Disclosure to be at the beginning pages of the contract;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 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 is advised that off-site improvement permits may be required.**

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 at landuse@lasairport.com 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 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 #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

29. **TM-24-500025-DAF HOLDING, LLC ETAL & JGF LIVING TRUST:**
TENTATIVE MAP consisting of 20 residential lots and common lots on 3.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 300 feet east of Topaz Street within Paradise. JG/md/ng (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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 is advised that off-site improvement permits may be required.

Building Department - Addressing

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

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 at landuse@lasairport.com 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 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 #0302-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action)

ADOPTED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

31. ZC-24-0136-DOGWOOD HICKORY, LLC:
ZONE CHANGE to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

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 #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. VS-24-0135-DOGWOOD HICKORY, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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 the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

33. WS-24-0134-DOGWOOD HICKORY, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-sites; and 5) allow a non-standard improvement within the right-of-way.
 DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single family residential development on 8.59 acres in an RS-10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge NZC-22-0121;
- Single story homes only;
- 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 shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- Coordinate with Public Works on a landscape barrier on the west side of the equestrian trail along Quarterhorse Lane;
- Install “No Parking” signs on Quarterhorse Lane;
- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Coordinate with Public Works - Construction Division for right-of-way and easement dedications necessary for the Cactus Avenue project.**
- **Applicant is advised that the installation of detached sidewalks will require vacation 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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

34. TM-24-500034-DOGWOOD HICKORY, LLC:
TENTATIVE MAP consisting of 24 single family lots on 8.59 acres in an RS10 (Single-family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

APPROVED - FORWARDED TO THE 06/18/24 BCC MEETING AT 1:00 P.M.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Coordinate with Public Works on a landscape barrier on the west side of the equestrian trail along Quarterhorse Lane;**
- **Install “No Parking” signs on Quarterhorse Lane;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;**
- **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;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**

- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Coordinate with Public Works - Construction Division for right-of-way and easement dedications necessary for the Cactus Avenue project.**
- **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.**

Building Department - Addressing

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

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 #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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.