

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JUNE 1, 2021

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)

Planning Commission Meeting minutes for 05/04/21.

Planning Commission Briefing Meeting minutes for 05/04/21.

ROUTINE ACTION ITEMS (4 – 16): 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. ET-21-400056 (UC-18-0955)-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:
USE PERMIT FIRST EXTENSION OF TIME for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards;
and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)
(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick
Lane and Jones Boulevard within Spring Valley. MN/jgh/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until February 5, 2023 to commence.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-21-400057 (UC-0888-15)-ROACHO JORGE H & ROSA:
USE PERMIT THIRD EXTENSION OF TIME for a place of worship.
DESIGN REVIEW for the conversion of a single family residence to a place of worship and all ancillary
site improvements on 1.0 acre in an R-1 (Single Family Residential) Zone. Generally located on the
south side of Viking Road, 200 feet west of Pearl Street within Paradise. TS/lm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until February 16, 2023 to commence and review;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

6. ET-21-400061 (VS-0059-17)-LEGACY BERMUDA, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). MN/sd/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until November 21, 2021 to record.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. UC-21-0116-NP BOULDER, LLC:
USE PERMIT to allow a food cart (taco cart) not located within an enclosed building.
DESIGN REVIEW for a food cart (taco cart) in conjunction with an existing vehicle wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)

HELD - 07/06/21 - per Commissioner Kilarski.

8. UC-21-0155-NEVADA REALCO COM, LLC:
USE PERMIT to waive the screening requirements for an outside storage area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive parking lot landscaping; and 2) waive landscaping adjacent to a less intense use.
DESIGN REVIEW for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Install and properly maintain mesh fencing along the entire west property line;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Gates shall remain open during business hours.**

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00166-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

9. UC-21-0165-4300 TROP, LLC:

USE PERMITS for the following: 1) offices as a principal use; 2) retail as a principal use; 3) grocery store; 4) restaurant; 5) alcohol sales (beer and wine – packaged only); and 6) alcohol sales (liquor – packaged only).

WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.

DESIGN REVIEWS for the following: 1) site modifications; 2) exterior modifications to an existing building; and 3) alternative parking lot landscaping in conjunction with an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

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

Public Works - Development Review

- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 40 foot property line radius at the southeast corner of the site, and 10 foot wide roadway easement for Tropicana Avenue;
- Coordinate with Public Works - Design Division for the Tropicana Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Tropicana Avenue improvement project;
- Coordinate with Public Works - Traffic Management Division for the Traffic Signal Modification project.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- 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.

10. UC-21-0169-DURANGO BOSECK, LP:

USE PERMIT to not provide pedestrian access around the perimeter of an outside dining area.

DESIGN REVIEW for an outside dining area in conjunction with an existing tavern on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 700 feet south of Cactus Avenue within Enterprise. MN/sd/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

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.

11. UC-21-0178-P & E YLINEN GROUP, LLC:
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 300 feet north of Twain Avenue within Paradise. JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

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. VS-21-0177-DURANGO 5, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street (alignment) and between Patrick Lane and Oquendo Road and a portion of right-of-way being Durango Drive (driveway) located between Oquendo Road and Patrick Lane within Spring Valley (description on file). JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Grant necessary easements, including pedestrian access easements at the existing northern driveway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

13. UC-21-0176-DURANGO 5, LLC:
USE PERMIT to allow alcohol sales, liquor – packaged only (a liquor store) in conjunction with a commercial complex and not a grocery store on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Grant necessary easements, including pedestrian access easements at the existing northern driveway;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Applicant is advised cross-access agreements will be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

14. WS-21-0171-GREYSTONE NEVADA, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative residential driveway geometrics. DESIGN REVIEW for single family model homes on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the south side of Ponderosa Way, 280 feet east of Lindell Road (alignment) within Spring Valley. MN/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

15. WS-21-0172-GRD MARYLAND LV, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEW for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

16. WS-21-0173-JONES JOSEPH D:

WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Lone Mountain Road, 118 feet east of Designer Way within Lone Mountain. RM/nr/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

NON-ROUTINE ACTION ITEMS (17 – 35): These items will be considered separately. Items 32 through 35 will be forwarded to the Board of County Commissioners' meeting for final action.

17. AG-21-900157: Receive a report on the Clark County Stadium District Plan, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

18. AG-21-900225: Receive a report on the Transform Clark County Title 30 Assessment for the Development Code Rewrite, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

19. PA-21-700001-LH VENTURES, LLC:

HOLDOVER PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

HELD - 06/15/21 - per staff.

20. NZC-21-0137-LH VENTURES, LLC:
HOLDOVER ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

HELD - 06/15/21 - per staff.

21. VS-21-0138-LH VENTURES, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

HELD - 06/15/21 - per staff.

22. TM-21-500034-LH VENTURES, LLC:
HOLDOVER TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)

HELD - 06/15/21 - per staff.

23. UC-21-0125-BINGHAM ROBERT:
USE PERMIT to allow agriculture-livestock, small (chickens) in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Las Alturas Avenue, 300 feet east of Via Mazarron Street within Paradise. MN/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **10 years to review;**
- **Maximum of 8 chickens;**
- **No replacing deceased chickens.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

24. UC-21-0126-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS: HOLDOVER USE PERMIT for a proposed daycare (children) facility within an existing retail and office/warehouse on a portion of 9.1 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/sd/jo (For possible action)

HELD - 06/15/21 - per the applicant.

25. UC-21-0157-PEBWORTH, LAURIE:
USE PERMIT to allow vehicle repair.
WAIVER OF DEVELOPMENT STANDARDS for reduced separation from a vehicle repair use to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to review as a public hearing;**
- **Hours of operation are 9:00 a.m. to 5:30 p.m. Monday through Friday, 9:00 a.m. to 2:00 p.m. Saturday;**
- **Plant two, 24 inch box large trees along the south property line, generally spaced between the existing light poles on the south side of the building;**
- **Plant one, 24 inch box large tree on the south property line in front of the 8th parking space from the western property line;**
- **Plant one, 24 inch box large tree along the west property line where the chain-link fence connects to the western wall;**
- **Roll-up service bay doors to remain closed during service activity;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Building Department - Fire Prevention

- **Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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.**

26. WS-21-0163-DEWEY MICHAEL & JULIE FAMILY TRUST & DEWEY MICHAEL A & JULIE D TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce a setback for a detached patio cover in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Verde Way and Grand Canyon Drive within Lone Mountain. RM/al/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

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

27. WS-21-0168-MEHLINGS SILVER LAKE ESTATES INC:
WAIVER OF DEVELOPMENT STANDARDS to allow freestanding signs in a residential zone. DESIGN REVIEW for a freestanding sign in conjunction with a manufactured home park on a portion of 42.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/ja/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Maximum height of sign not to exceed 24 feet;**
- **The sign shall be located within curbed landscaped or rockscaped area which extends no less than 2 feet from base of sign;**
- **The sign shall be removed when a manufactured home is placed on the subject manufactured home space.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

28. WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow an animated sign (video electronic message unit) where not permitted.
DESIGN REVIEW for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Limited to static messages only with minimum 2.5 second message display followed by breaks in the message.**

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

29. NZC-21-0123-BADSM PARTNERS, LLC:

HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive perimeter landscaping along a local street; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action)

HELD - 07/20/21 - per the applicant to rewrite and re-notify and to return to the Enterprise Town Board. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

30. VS-21-0124-BADSM PARTNERS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action)

HELD - 07/20/21 - per the applicant to rewrite and re-notify and to return to the Enterprise Town Board. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

31. TM-21-500032-BADSM PARTNERS, LLC:

HOLDOVER TENTATIVE MAP consisting of 22 single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

HELD - 07/20/21 - per the applicant to rewrite and to return to the Enterprise Town Board.

32. NZC-21-0166-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA: ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.

USE PERMITS for the following: 1) reduce the separation from a convenience store to a residential (multiple family) use; 2) reduce the setback from a gasoline station (fuel canopy) to a residential (multiple family) use; and 3) reduce the setback from a vehicle wash (automobile) to a residential (multiple family) use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail buildings; 3) tavern; 4) convenience store; 5) vehicle wash; 6) gasoline station; 7) vehicle maintenance (smog check); 8) alternative parking lot landscaping; and 9) finished grade in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley (description on file). MN/md/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to 50 feet to the back of curb for Buffalo Drive plus the right-of-way necessary for a dedicated right turn lane from Buffalo Drive to Badura Avenue, 35 feet to 40 feet to the back of curb for Badura Avenue, 30 feet for Maule Avenue, and associated spandrels;**
- **Coordinate with Public Works - Design Division for the Maule/Badura Connection improvement project;**
- **Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;**
- **Coordinate with Public Works - Traffic Management Division for the Traffic Signal installation and improvements.**

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00168-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

33. NZC-21-0179-RAWHIDE HOLDINGS, LLC:

ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

34. VS-21-0180-RAWHIDE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

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

Public Works - Development Review

- **Vacation shall not record prior to the submittal of building permits for the project approved by NZC-21-0179;**
- **Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;**
- **Vacation to be recordable prior to applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Building Department - Fire Prevention

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

35. TM-21-500043-RAWHIDE HOLDINGS, LLC:

TENTATIVE MAP for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new 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.