

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**1:00 P.M., TUESDAY, OCTOBER 4, 2022**

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**LEGAL NOTICE:** Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

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1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

**Board of County Commissioners' Zoning Meeting minutes for 09/07/22.**

**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. DR-22-0465-COUNTY OF CLARK (PUBLIC WORKS):  
DESIGN REVIEW for parking lots in conjunction with an existing detention basin on 97.3 acres in a P-F (Public Facility) (AE-60 and AE-65) Zone. Generally located on the east side of Decatur Boulevard and the north side of Sobb Avenue within Paradise. MN/md/syp (For possible action)

**HELD - 11/02/22 - per the applicant.**

5. DR-22-0479-LAGUNA RICARDO & MARISELA:  
DESIGN REVIEW for finished grade for a previously approved single family residential development on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/lm/syp (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.

**Public Works - Development Review**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0003-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. ET-22-400096 (WS-20-0171)-CAPSTONE CHRISTIAN SCHOOL:  
DESIGN REVIEW FIRST EXTENSION OF TIME for the following: 1) a private school with parking area; and 2) finished grade on a portion of 45.3 acres in a P-F (Public Facilities) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/dd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until July 22, 2024 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

7. UC-22-0453-GYPSUM RESOURCES LLC:  
USE PERMIT for a single family residential planned unit development.  
DESIGN REVIEWS for the following: 1) single family residential planned unit development; and 2) finished grade on 671.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Expunge UC-21-0280 and TM-21-500083;**
- **If public water or sewer are not attainable, then lots must meet minimum lot size requirements from the Nevada Division of Water Resources and/or Southern Nevada Health District for water and septic;**
- **Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.**
- **Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use 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 4 years of approval date or it will expire.**

#### **Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Demonstrate paved legal access.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.**

#### **Fire Prevention Bureau**

- **Please contact [khoyt@clarkcountynv.gov](mailto:khoyt@clarkcountynv.gov) for a meeting regarding this submittal;**
- **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 that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.**

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. **TM-22-500161-GYPSUM RESOURCES, LLC:**  
TENTATIVE MAP consisting of 429 lots and common lots on 671.0 acres in an R-U (Rural Open Land) Zone. Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)

#### **CONDITIONS OF APPROVAL -**

##### **Current Planning**

- **Expunge UC-21-0280 and TM-21-500083;**
- **If public water or sewer are not attainable, then lots must meet minimum lot size requirements from the Nevada Division of Water Resources and/or Southern Nevada Health District for water and septic;**
- **Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.**
- **Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

#### **Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Demonstrate paved legal access.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.**

#### **Current Planning Division - Addressing**

- **Streets shall have approved street names and suffixes;**
- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **The access road shown as Blue Diamond Hill shall be named by a Street Naming or Street Name Change application.**

#### **Fire Prevention Bureau**

- **Please contact [khoyt@clarkcountynv.gov](mailto:khoyt@clarkcountynv.gov) for a meeting regarding this submittal;**
- **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 that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.**

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

#### **9. VS-22-0485-CLARK COUNTY:**

VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Bridal Cave Avenue and Rome Boulevard, a portion of a right-of-way being Mustang Street located between Deer Springs Way and Rome Boulevard, a portion of a right-of-way being Maverick Street located between Deer Springs Way and Rome Boulevard, and a portion of right-of-way being Deer Springs Way between Maverick Street and Rebecca Road (alignment) within Lone Mountain (description on file). MK/jud/syp (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**

- **Grant private access easements to prevent land locking individual parcels;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

**Fire Prevention Bureau**

- **This submittal will require a meeting with this office.**

10. WS-22-0474-BEAZER HOMES HOLDINGS, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action)  
**HELD - 11/02/22 - per Commissioner Jones for the applicant to return to the 10/25/22 Spring Valley Town Board.**
11. ZC-22-0450-STIMPSON KENNETH O:  
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce height/setback ratio; 3) building design standards; and 4) allow modified driveway design.  
DESIGN REVIEWS for the following: 1) warehouse and fabrication shop; and 2) alternative parking lot landscaping. Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action)  
**HELD - 10/19/22 - per Commissioner Segerblom.**
12. ZC-22-0471-GREEN WOOD VALLEY INC:  
ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce throat depth.  
DESIGN REVIEW for an office/warehouse facility. Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)  
**HELD - 11/16/22 - per the applicant.**
13. VS-22-0470-GREEN WOOD VALLEY INC:  
VACATE AND ABANDON easements of interest to Clark County located between I-15 and Dean Martin Drive and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)  
**HELD - 11/16/22 - per the applicant.**

14. ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:  
ZONE CHANGE to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.  
DESIGN REVIEW for a motel. Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor (description on file). TS/sd/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations.**
- **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 waiver of development standards and design review 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.**

15. NZC-22-0392-SOUTHWEST CORPORATE CAMPUS LLC:  
ZONE CHANGE to reclassify 3.7 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) modified driveway design standards.  
DESIGN REVIEWS for the following: 1) distribution warehouse complex; and 2) finished grade in the CMA Design Overlay District. Generally located on the east side of Warbonnet Way and the north side of Sunset Road within Spring Valley (description on file). MN/rk/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**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;**
- **Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

**Public Works - Development Review**

- **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;**
- **30 days to coordinate with Public Works - Kaizad Yazdani and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.**

**Fire Prevention Bureau**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0351-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. CP-22-900601: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

**HELD - 10/19/22 - per staff.**

17. ORD-22-900514: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV14 Development, LLC for a single family development (Cactus & Mann) on 6.5 acres, generally located north of Cactus Avenue and west of Mann Street within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

18. ORD-22-900550: 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 in Assessor's Books 140, 161, 162, 163, 176, 177, and 191. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (19 - 48):** These items will be considered separately.

19. UC-22-0377-KETHER, LLC:  
HOLDOVER USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.  
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)

**HELD - 10/19/22 - per the Board of County Commissioners.**

20. UC-22-0461-ITAI INVESTMENTS, LLC:  
USE PERMIT for a parking lot.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.  
DESIGN REVIEW for a parking lot on 1.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Hacienda Avenue and the west side of Dean Martin Drive within Paradise. MN/md/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**
21. UC-22-0468-WESTSTATE LAND:  
USE PERMIT for a parking lot.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-60 and AE-65) Zone. Generally located on the west side of Century Park Drive and the south side of Quail Avenue within Paradise. MN/md/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**
22. WS-22-0458-GLOBAL LUXURY REAL ESTATE INVESTMENT FUND, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) reduce access gate setback; and 3) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Hacienda Avenue, 270 feet west of Dean Martin Drive within Paradise. MN/md/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**
23. WS-22-0463-LV LIVE LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.1 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the north side of Dewey Drive and the west side of Polaris Avenue within Paradise. MN/jud/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**
24. WS-22-0464-SERVICE MASTERS PROPERTY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Ali Baba Lane and the west side of Polaris Avenue within Paradise. MN/hw/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**
25. WS-22-0466-PRECISION PROPERTIES, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Diablo Drive, 355 feet east of Wynn Road within Paradise. MN/hw/syp (For possible action)
- HELD - 11/02/22 - per the applicant.**



26. WS-22-0467-5 STAR DEVELOPMENT, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; and 4) required trash enclosure.  
DESIGN REVIEW for a parking lot on 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, 670 feet north of Dewey Drive within Paradise. MN/md/syp (For possible action)

**HELD - 11/02/22 - per the applicant.**

27. VS-22-0447-4251 OQUENDO RD LLC:  
VACATE AND ABANDON a portion of a right-of-way being Oquendo Road located between Wynn Road and Arville Street within Paradise (description on file). MN/bb/syp (For possible action)

**HELD - 11/16/22 - per Commissioner Naft.**

28. UC-22-0446-4251 OQUENDO RD LLC:  
USE PERMITS for the following: 1) outdoor banquet facility; and 2) live entertainment.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) modified driveways.  
DESIGN REVIEWS for the following: 1) live entertainment; 2) outdoor banquet facility; and 3) lighting on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Oquendo Road, 300 feet west of Wynn Road within Paradise. MN/bb/syp (For possible action)

**HELD - 11/16/22 - per Commissioner Naft.**

29. VS-22-0460-1984 DEVELOPMENT LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Redwood Street (alignment) and Rainbow Boulevard; and a portion of a right-of-way being Maule Avenue located between Redwood Street (alignment) and Rainbow Boulevard and a portion of a right-of-way being Badura Avenue located between Redwood Street (alignment) and Rainbow Boulevard within Enterprise (description on file). MN/rk/syp (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**

- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura 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.
- 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, and the dedication of right-of-way to the back of curb.

### **Fire Prevention Bureau**

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

30. UC-22-0459-1984 DEVELOPMENT LLC:

USE PERMITS for the following: 1) a 230kV electric substation; 2) 230kV transmission lines; 3) increase the height of utility structures; and 4) waive trash enclosure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed 230kV substation with associated equipment; 2) proposed utility structures (200kV to 230kV transmission lines); and 3) finished grade on 9.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (For possible action)

**HELD - 10/19/22 - per the applicant.**

31. TM-22-500164-1984 DEVELOPMENT LLC:

TENTATIVE MAP for a commercial subdivision on a 9.0 acre parcel in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/rk/syp (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 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**

- **Construct full off-site improvements on Redwood Street by March of 2025;**
- **Comply with approved drainage study PW21-16235;**
- **Full off-site improvements on Badura Avenue and Maule Avenue;**
- **Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Design Review required to address the location of each pole.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

### **Fire Prevention Bureau**

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

32. **WS-22-0454-REPUBLIC RECYCLING SERVICES NV:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) eliminate parking lot landscaping; 3) alternative perimeter screening; 4) reduced throat depth; 5) driveway width; 6) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and 7) allow non-standard improvements.  
**DESIGN REVIEWS** for the following: 1) modifications to an existing manufacturing facility and recycling center; and 2) finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (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 installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Curb and gutter only to be installed on Accurate Drive and Tolentino Drive frontage;**
- **Curb, gutter, and streetlights to be installed on Bledsoe Lane frontage;**
- **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;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.**

**Fire Prevention Bureau**

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds.**

**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.**

33. WS-22-0484-CENTURY COMMUNITIES NEVADA, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce net lot area; 3) reduce setbacks; and 4) establish alternative yards.  
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 1.89 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain. RM/sd/syp (For possible action)

**HELD - 11/02/22 - per the applicant.**

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

**HELD - 11/16/22 - per the applicant.**

35. ZC-22-0432-FF SERIES HOLDINGS, LLC:  
ZONE CHANGE to reclassify 3.0 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.  
DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) increase finished grade. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise (description on file). JJ/sd/syp (For possible action)

#### **CONDITIONS OF APPROVAL -**

##### **Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;**
- **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 services in the area.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.**

#### **Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Park Street and associated spandrel;**
- **Vacate any unnecessary rights-of-way and/or easements;**
- **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 is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

#### **Fire Prevention Bureau**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0336-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

36. ZC-22-0443-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
USE PERMIT for a residential Planned Unit Development (PUD).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) intersection off-set; 2) alternative street design; 3) alternative private street sections; and 4) setbacks.  
DESIGN REVIEWS for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade. Generally located on the northwest corner of Frias Avenue and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)

**HELD - 10/19/22 - per the applicant.**

37. VS-22-0444-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Pyle Avenue and between Cameron Street and Ullom Drive and an easement along Frias Avenue between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/sd/syp (For possible action)

**HELD - 10/19/22 - per the applicant.**

38. TM-22-500159-ROOHANI KHUSROW TRUST & ROOHANI KHUSROW TRS:  
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone. Generally located on the northwest corner Frias Avenue and Cameron Street within Enterprise. JJ/sd/syp (For possible action)

**HELD - 10/19/22 - per the applicant.**

39. NZC-22-0381-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER ZONE CHANGE to reclassify 16.8 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce open space; and 3) street intersection off-set.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.  
Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise (description on file). JJ/md/jo (For possible action)

**HELD - 11/02/22 - per the applicant.**

40. VS-22-0382-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Hinson Street, and between Richmar Avenue and Silverado Ranch Boulevard; and a portion of a right-of-way being Arville Street located between Richmar Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Silverado Ranch Boulevard located between Arville Street and Hinson Street within Enterprise (description on file). JJ/md/jo (For possible action)

**HELD - 11/02/22 - per the applicant.**

41. TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:  
HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

**HELD - 11/02/22 - per the applicant.**

#### **APPEAL**

42. TM-22-500152-COYOTE SPRINGS NEVADA, LLC:  
APPEAL TENTATIVE MAP consisting of 575 single family residential lots and common lots on 142.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Coyote Springs Master Planned Community. Generally located on the east side of Coyote Springs Parkway, 3,550 feet north of State Route 168 within the Northeast County. MK/rk/syp (For possible action)

**DENIED - without prejudice. The reason for the decision: Per the Nevada State Engineer's Order 1309, which is presently in effect, and NRS 278.349, there is not a sufficient quantity of water in the Lower White River Flow System to meet the reasonable foreseeable needs of the proposed subdivision and approval of the tentative map application may have a potential impact on the Moapa dace or its habitat, an endangered species under the Endangered Species Act.**

#### **ORDINANCES – INTRODUCTION**

43. ORD-22-900508: Introduce an ordinance to consider adoption of a Development Agreement with Rainbow Buffalo Land Co LLC and Rainbow Hughes Land Co LLC for a multiple family development (Redwood & Badura) on 14.0 acres, generally located south of Badura Avenue and west of Redwood Street within Enterprise. MN/dd (For possible action)

**INTRODUCED - public hearing 10/19/22.**

44. ORD-22-900552: Introduce an ordinance to consider adoption of a Development Agreement with ZUFFA RE, LLC and ZC II, LLC for a recreational facility (El Camino & Rafael Rivera) on 3.38 acres, generally located east of El Camino Road and north of Rafael Rivera Way within Enterprise. MN/dd (For possible action)

**INTRODUCED - public hearing 10/19/22.**

45. ORD-22-900553: Introduce an ordinance to consider adoption of a Development Agreement with Magnus Vegas, LLC for a single family residential development (Ford & Tenaya) on 37.9 acres, generally located east and west of Tenaya Way and north of Torino Avenue within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 10/19/22.**

46. ORD-22-900561: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV15 Development, LLC for a single family residential development (Tee Pee and Big Park) on 5.0 acres, generally located south of Big Park Avenue and east of Tee Pee Lane within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 10/19/22.**

47. ORD-22-900562: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV14 Development, LLC for a single family residential development (Ford and Grand Canyon) on 5.5 acres, generally located south of Ford Avenue, and east and west of Grand Canyon Drive within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 10/19/22.**

48. ORD-22-900636: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on July 20, 2022, August 3, 2022, and August 17, 2022. (For possible action)

**INTRODUCED - public hearing 10/19/22.**

#### **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.