

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
1:00 P.M., TUESDAY, JUNE 18, 2024

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

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

Board of County Commissioners' Zoning Meeting minutes for 05/22/24.

ROUTINE ACTION ITEMS (4 – 11): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC:
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility; 2) sale of produce/crops not grown on-site; 3) allow customers on-site; 4) farmer's market; 5) allow live entertainment; 6) food processing; 7) retail sales and services; 8) major training facility; and 9) allow temporary outdoor commercial events without a timeframe limit and extended hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation of proposed live entertainment from a residential use; 2) alternative landscaping along all property lines; 3) allow existing landscaping adjacent to Elkhorn Road; 4) allow alternative landscaping adjacent to a less intense use; 5) eliminate landscape finger islands; 6) waive on-site loading requirements; 7) reduce parking; 8) allow alternative paving; and 9) waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) recreational facility; and 2) finished grade in conjunction with a proposed recreational facility on 25.0 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard (alignment) within Lone Mountain. MK/nai/ng (For possible action)

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

5. ET-24-400049 (ZC-22-0154)-KNG LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) vehicle (recreational vehicles and watercraft) sales; 2) vehicle (recreational vehicles and watercraft) repair; 3) vehicle (recreational vehicles and watercraft) wash; and 4) vehicle (recreational vehicles and watercraft) storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a vehicle (recreational vehicles and watercraft) wash from a residential use; and 2) allow a fence where not permitted.
DESIGN REVIEW for a recreational vehicle and watercraft services center on 3.5 acres in a CG (Commercial General) Zone. Generally located on the southwest side of Boulder Highway, 900 feet southeast of Desert Inn Road within Paradise. TS/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until May 18, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

6. ET-24-400051 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative landscaping.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade on 10.5 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/nai/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.**

Public Works - Development Review

- **Applicant to install detached sidewalks along Durango Drive;**
- **Compliance with previous conditions.**

7. ZC-24-0177-COLTON CORPORATION LLC:
ZONE CHANGE to reclassify 10.37 acres of a 16.51 acre parcel from a CR (Commercial Resort) Zone, an H-2 (General Highway Frontage) Zone, and an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight (description on file). MN/rr (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0208-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. UC-24-0178-COLTON CORPORATION LLC:
USE PERMIT for a truck stop.
DESIGN REVIEWS for the following: 1) truck stop and vehicle maintenance and repair facility; and 2) final grading plan for hillside development on 16.51 acres in a CG (Commercial General) Zone. Generally located on the east side of US 95 South, 670 feet south of Main Street within Searchlight. MN/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Entire length of fuel pump canopy columns, and any columns on future signage, to be finished with masonry or other decorative material(s);**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

9. ORD-24-900134: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Durango 215 Residential, LLC for a multi-family residential development on 13.0 acres, generally located south of Roy Horn Way and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

ADOPTED.

10. ORD-24-900144: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Namaz LLC for a commercial development on 3.71 acres, generally located south of Blue Diamond Road and east of Tenaya Way within Enterprise. JJ/lg (For possible action)

ADOPTED.

11. ORD-24-900154: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Kether LLC for a commercial development on 3.54 acres, generally located south of Cactus Avenue and west of Rainbow Boulevard within Enterprise. JJ/lg (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (12 – 45): These items will be considered separately.

12. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 20, 2026 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;**
- **Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;**
- **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 and is still valid.**

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

13. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
 HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South, and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until April 20, 2026 to commence.
- Applicant is advised that the land subject to this application will not officially be within the Gaming Enterprise District until the gaming establishment has been issued a non-restricted gaming license; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.

14. UC-24-0166-EARTH MOVING LLC:
 USE PERMIT for outdoor storage.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 2 years to commence and review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised the review is required to evaluate the waiver of development standards; 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; 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

- 2 years to review off-sites.

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.

15. UC-24-0214-KG REAL ESTATE, LLC:

USE PERMITS for the following: 1) office as a principal use; and 2) outside storage. WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for office/warehouse with outside storage on 3.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/lm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the temporary modular office within 3 months of obtaining a certificate of completion for the office/warehouse building;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; 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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Cecile Avenue improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

16. VS-24-0164-RUSSELL DAREL:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/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

- Right-of-way dedication to include 30 feet for Hinson Street and 30 feet for Eldorado Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

17. WS-24-0163-RUSSELL DAREL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Eldorado Lane and the east side of Hinson Street 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

- Coordinate with Public Works - Development Review on installation of an asphalt path along Hinson Street and Eldorado Lane;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Hinson Street and 30 feet for Eldorado Lane and associated spandrel.

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.

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 #0205-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

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

HELD - 07/03/24 - per the applicant.

19. WS-24-0172-SC 2006 LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate parking; 2) reduce and eliminate landscaping; and 3) residential adjacency standards.
DESIGN REVIEW for modifications to an existing multiple family residential development on 5.36 acres in an RM32 (Residential Multi-Family 32) Zone within the Maryland Parkway Overlay. Generally located on the north side of Viking Road, approximately 100 feet west of Spencer Street within Paradise.
TS/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

WAIVER OF DEVELOPMENT STANDARDS #1C WAS WITHDRAWN.

20. ZC-24-0085-HUANG SUJUAN:
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0120-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

21. WS-24-0086-HUANG, SUJUAN:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.
DESIGN REVIEW for a multi-family residential development on a portion of 1.0 acre in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Provide staff with the final plans for the formal planting area;
- Subdivision map to be recorded prior to the issuance of building permits;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that additional approvals may be required to map the proposed parcels; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 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 #0120-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #6B WAS WITHDRAWN.

22. ZC-24-0155-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 8.21 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0207-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-24-0157-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Tenaya Way and Pioneer Way and a portion of right-of-way being Tenaya Way located between Arby Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Badura Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

24. WS-24-0156-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce throat depth; and 3) reduce departure distance. DESIGN REVIEW for a distribution center on 8.21 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Badura Avenue and Tenaya Way within Spring Valley. MN/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and associated spandrel;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue improvement project.**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0207-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

25. 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.

26. 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.

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.**

27. **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)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Work with Comprehensive Planning to comply with architectural features on all facades;**
- **Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;**
- **Disclosure to be at the beginning pages of the contract;**
- **8 foot wall will not be provided for any adjacent existing neighbor that does not want an 8 foot wall along their northern wall;**
- **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.**

28. 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.

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.

29. 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.

30. 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.

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.

31. 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.

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.

Fire Prevention Bureau

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

32. 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.

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.

33. TM-24-500034-DOGWOOD HICKORY, LLC:

TENTATIVE MAP consisting of 24 single family residential 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.

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.**

34. AG-24-900395: Approve and authorize the Chair to sign the settlement agreement to resolve litigation between Gypsum Resources, LLC and Clark County, et al. (For possible action)

AUTHORIZED.

35. WC-18-400232 (MP-0313-11)-GYPSUM RESOURCES I, LLC:
WAIVER OF CONDITIONS of a Concept Plan requiring right-of-way approval from the Bureau of Land Management (BLM) for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use comprehensive master planned community (Gypsum Reclamation) on approximately 2,010 acres (previously 2,400) in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sr (For possible action)

APPROVED.

36. MPP-11-0469-GYPSUM RESOURCES, LLC:
MAJOR PROJECT for a Public Facilities Needs Assessment (PFNA) to address issues of concern to Clark County in conjunction with a mixed-use comprehensive master planned community (Gypsum Reclamation) on approximately 2,010 acres (previously 2,400) in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sr (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **The developer to enter into a Development Agreement to address issues identified in the PFNA;**
- **Applicant is advised that acceptance of the PFNA by the County does not relieve or limit the developer's obligation to submit detailed traffic, drainage and other technical studies, or comply with measures as appropriate to mitigate the impacts of this development; any change in circumstances or regulations may be justification for the denial of an extension of time; and this application must commence within 2 years of approval date or it will expire.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised to contact CCWRD and refer to Point of Connection (POC) reference tracking #0085-2018.**

37. MPS-11-0468-GYPSUM RESOURCES I, LLC:
MAJOR PROJECT for a Specific Plan for a mixed-use comprehensive master planned community (Gypsum Reclamation) and to establish the framework and guidelines for future land use requests and development, and to address issues, improvements, and phasing of improvements identified by the Board of County Commissioners on approximately 2,010 acres (previously 2,400) in an R-U (Rural Open Land) Zone. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock (description on file). JJ/sr (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Current Planning

- **3,500 residential units and the other uses as set forth in the land use summary of the approved 2011 Concept Plan, subject to the conditions of approval of the 2011 Concept Plan unless otherwise waived or modified;**
- **Existing mine haul road to and from State Route 159 shall continue but be limited to existing mining operations, construction and life safety purposes (meaning access that is closed to daily vehicular traffic, but that may be utilized by police, fire or emergency services, or by the general public in the event of an emergency);**
- **Single primary access from State Route 160 for ingress and egress is approved for the development;**
- **Continue to address all issues and concerns as listed in the Public Facilities Needs Assessment;**
- **Developer to act as master developer to provide and coordinate the provision of infrastructure and services;**
- **Enter into a development agreement prior to any permits or subdivision mapping.**
- **Applicant is advised that once a Specific Plan is incorporated into the Land Use Plan, there is no time limit; and if a Specific Plan is not incorporated into the Land Use Plan, any approved Specific Plan for which land use applications for development have not been submitted within two (2) years of the approval shall expire pursuant to Title 30 unless an application for an extension of time has been approved.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised to contact CCWRD and refer to Point of Connection (POC) reference tracking #0085-2018.**

AGENDA ITEMS

38. CP-24-900244: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

39. AG-24-900342: Discuss whether to initiate a Master Plan Amendment to the Southwest- Las Vegas Valley Transportation Map of the Clark County Master Plan, and direct staff accordingly. (For possible action)

HELD - 07/17/24 - per staff.

40. AG-24-900379: Discuss whether to initiate an application for a Master Plan Amendment for 5 parcels located on the north side of CC 215 and south of Bilpar Road, between Tenaya Way and Rio Vista Street, and direct staff accordingly. (For possible action)

HELD – 07/17/24 – per staff.

ORDINANCES – INTRODUCTION

41. ORD-24-900052: Introduce an ordinance to consider adoption of a Development Agreement with Beedie (Pioneer Sunset) NV Property Limited Partnership for a distribution center on 6.1 acres, generally located north of Sunset Road and east of Pioneer Way within Spring Valley. MN/lg (For possible action)

INTRODUCED - public hearing 07/03/24.

42. ORD-24-900150: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings LLC for a single-family residential development on 5.0 acres, generally located north of Gomer Road and east of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 07/03/24.

43. ORD-24-900161: Introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond M-E, LLC for a restaurant on 1.0 acre, generally located south of Blue Diamond Road and west of Buffalo Drive within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 07/03/24.

44. ORD-24-900186: Introduce an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust, ZSKSMAZ Township Family Trust, Mak Zak LLC, Jones Ford Lindell LLC, SDIP Pre-Dev Holdings LLC, & LV Silverado Schuster LLC for a multi-family residential development on 12.8 acres, generally located west of Valley View Boulevard and north of Silverado Ranch Boulevard within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 07/03/24.

45. ADDENDUM ORD-24-900417: Introduce an ordinance to consider the adoption of a Development Agreement with Gypsum Resources, LLC on approximately 2,400 acres for a mixed-use comprehensive master planned development, generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159. (For possible action)

INTRODUCED - public hearing 07/03/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.