

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JANUARY 20, 2021

1. Public Comments - Comments by the General Public. 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.
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 12/16/20.

ROUTINE ACTION ITEMS (4 - 14):

These items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended 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-20-0526-RESORTS WORLD LAS VEGAS, LLC:
DESIGN REVIEWS for the following: 1) modify an existing comprehensive sign plan (Resorts World Hotel Casino); 2) increase the overall freestanding sign area; 3) increase the overall wall sign area; and increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Resorts World Drive within Winchester. TS/jor/ja (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Applicant is advised that 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

- **Coordinate with Public Works - Traffic Management Division.**

5. DR-20-0527-DECATUR & SUNSET, LLC:
DESIGN REVIEW for a restaurant with drive-thru in conjunction with an existing warehouse and an approved convenience store with gasoline sales and vehicle wash on a portion of 6.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Decatur Boulevard and Wagon Trail Avenue within Enterprise. MN/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant 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.**

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.**

6. DR-20-0528-AVENDANO'S PROPERTY DEVELOPMENT INC:
DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 all the associated spandrels for Welter Avenue and Walnut Road, and Welter Avenue and Gateway Avenue.
- 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.

7. AR-20-400145 (UC-18-0782)-8480 DESERT INN, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW of a massage establishment within an existing shopping center on a portion of 0.6 acres in a C-2 (General Commercial) Zone. Generally located 150 feet east of Durango Drive and 700 feet north of Desert Inn Road within Spring Valley. JJ/jgh/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- Remove the time limit.
- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m. per Title 30.

8. AR-20-400148 (UC-18-0711)-TROPREN, LLC:
USE PERMIT FIRST APPLICATION FOR REVIEW of a massage establishment within a shopping center on a portion of 14.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. TS/nr/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- Remove the time limit.
- Applicant is advised that hours of operation are limited from 8:00 a.m. to 9:00 p.m. per Title 30.

9. ET-20-400142 (UC-0789-16)-MFE INC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) allow a proposed convenience store; 2) allow a proposed gasoline service station; 3) allow a proposed vehicle maintenance building (smog check); and 4) allow a proposed vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation for a proposed convenience store to a residential use; 2) reduce the separation for a proposed gasoline service station to a residential use; 3) reduce the separation for a proposed vehicle maintenance building (smog check) to a residential use; 4) reduce the separation for a proposed vehicle wash to a residential use; and reduce the driveway separation.
DESIGN REVIEWS for the following: 1) a proposed convenience store and retail building; 2) proposed gasoline service station; 3) proposed vehicle maintenance building (smog check); 4) proposed vehicle wash; and 5) proposed restaurant with drive-thru on a 1.5 acre portion of 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/nr/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until January 18, 2023 to commence.**
- **Applicant is advised that 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.**

10. ET-20-400147 (UC-0581-14)-VENETO PARADISE LLC & VENETO PARADISE II LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) resort condominiums with kitchens; and 2) increased building height.
DESIGN REVIEW for resort condominium buildings on 4.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the south side of Albert Avenue and the west side of Palos Verdes Street within Paradise. TS/bb/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until November 2, 2022 to commence;**
- **Design Review on final plans;**
- **Maximum height will be determined by the FAA's "Determination of No Hazard to Air Navigation."**
- **Applicant is advised that 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.**

11. ORD-20-900535: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a residential subdivision (Fort Apache and Mountains Edge) on 41.9 acres, generally located on the northwest corner of Fort Apache Road and Pyle Avenue within Enterprise. JJ/ab (For possible action)

ADOPTED.

12. ORD-20-900568: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with CFT Lands, LLC for a residential subdivision (Silverado Court VIII) on 15.0 acres, generally located east of La Cienega Street and north of Starr Avenue within Enterprise. MN/ab (For possible action)

ADOPTED.

13. ORD-20-900573: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Greystone Nevada, LLC for a residential subdivision (Ford and El Camino) on 7.5 acres, generally located east and west of El Camino Road and south of Ford Avenue within Enterprise. JJ/ab (For possible action)

ADOPTED.

14. ORD-20-900578: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with ASJ Companies, LLC for a mini-storage facility (Fort Apache and Huntington Cove) on 2.16 acres, generally located west of Fort Apache Road and south of Huntington Dove Parkway within Spring Valley. JJ/ab (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (15 - 30): These items will be considered separately.

15. WC-20-400138 (ZC-0275-07)-HD LAMB TWIST, LLC:
WAIVER OF CONDITIONS of a zone change requiring no gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time on a portion of 1.2 acres in a C-1 (Local Business) Zone and C-1 (Local Business) (APZ-2) Zone. Generally located on the southeast corner of Lamb Boulevard and Lake Mead Boulevard within Sunrise Manor. WM/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time in the APZ-2 portion of the site only.**

Building Department - Fire Prevention

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that a cross-access agreement will be required at time of submittal for fire review.**

16. WS-20-0510-HD LAMB TWIST LLC & DAWSON, TERESA ANNE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for a restaurant with drive-thru on a portion of 2.8 acres in a C-1 (Local Business) Zone and C-1 (Local Business) (APZ-2) Zone. Generally located on the southeast corner of Lamb Boulevard and Lake Mead Boulevard within Sunrise Manor. WM/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

- **Bypass lane on the west side of the building to be eliminated;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Nevada Department of Transportation approval;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.**
- **Applicant is advised that off-site improvement permits may be required.**

Building Department - Fire Prevention

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that a cross-access agreement will be required at time of submittal for fire review.**

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.**

17. ZC-20-0521-K & J'S EXCELLENT ADVENTURE, LLC:
ZONE CHANGE to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone under Resolution of Intent to C-1 (Local Business) P-C (Planned Community Overlay District) Zone to C-1 (Local Business) P-C (Planned Community Overlay District) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative street landscaping; 2) increase wall height; 3) allow access on a local residential street; 4) reduce driveway departure distances from the intersection; and 5) modified driveway design standards.
DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 years;**
- **Expunge ZC-17-1007;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements on Rainbow Boulevard;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;**
- **Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Building Department - Fire Prevention

- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds.**

18. TM-20-500183-K & J'S EXCELLENT ADVENTURE, LLC:
TENTATIVE MAP for a commercial subdivision on 3.5 acres in a C-1 (Local Business) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Rainbow Boulevard and north side of Richmar Avenue within Enterprise. JJ/rk/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0209-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. NZC-20-0477-COUNTY OF CLARK(AVIATION):
AMENDED ZONE CHANGE to reclassify 18.8 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements in the right-of-way (no longer needed); 3) alternative driveway geometrics (no longer needed); and 4) reduce intersection off-set (a portion no longer needed).
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

HELD - 02/03/21 - per the applicant.

20. VS-20-0478-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file).
JJ/jt/jd (For possible action)

HELD - 02/03/21 - per the applicant.

21. TM-20-500165-COUNTY OF CLARK(AVIATION):
TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise.
JJ/jt/jd (For possible action)

HELD - 02/03/21 - per the applicant.

22. NZC-20-0486-CONDE, CRISTINA H. 1990 TRUST & CONDE, GEORGE A. TRS:
ZONE CHANGE to reclassify 1.1 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone and R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce trash enclosure setback from a residential development; 3) establish alternative yards for a residential lot; 4) reduce setbacks; 5) allow modified driveway design standards; and 6) allow modified street standards.
DESIGN REVIEWS for the following: 1) office building; 2) single family residential development; and increased finished grade. Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise (description on file). MN/md/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of intent to complete in 3 years;**
- **Office building to be constructed prior to recordation of parcel map;**
- **Maximum of 3 single family residential lots;**
- **3 years to record subdivision map to create the proposed parcels;**
- **Design Review as a public hearing for significant changes to plans;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0318-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. NZC-20-0487-LH VENTURES, LLC:

ZONE CHANGE to reclassify 9.0 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive full off-site improvements (curb, gutter, sidewalk, and streetlights).

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

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- 10,000 square foot minimum lot sizes along the south project boundary;
- Provide pedestrian access to Torino Avenue;
- Provide a pedestrian decomposed granite trail in Torino Avenue right-of-way to be maintained by the Homeowners' Association;
- No 3 story homes along the south boundary of the site adjacent to Torino Avenue;
- 3 story homes along the north and east boundary of the site are limited to 50% of the lots;
- Landscaping to be provided along Torino Avenue.
- Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 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;
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-14-401-007; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0251-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. VS-20-0488-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Torino Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

25. TM-20-500168-LH VENTURES, LLC:

TENTATIVE MAP consisting of 44 residential lots on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 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;
- 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.

Current Planning Division - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be 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 and reference POC Tracking #0251-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

26. NZC-20-0498-LH VENTURES, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade for a single family residential development on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Wigwam Avenue, 290 feet east of Montessouri Street within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 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.**
- **Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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 #0307-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

27. VS-20-0499-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and between Montessouri Street and Rainbow Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 35 feet to the back of curb for Wigwam Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

28. TM-20-500175-LH VENTURES, LLC:
TENTATIVE MAP consisting of 19 single family residential lots and common lots on 2.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Wigwam Avenue, 290 feet east of Montessouri Street within Enterprise. JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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.

Current Planning Division - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **The street shown as Frankland shall have the suffix of Court.**

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 #0307-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

APPEAL

29. UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC: APPEAL AMENDED USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce building height setbacks (no longer needed); 3) buffer wall (no longer needed); 4) reduce departure distance; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action)

HELD - 02/03/21 - per Commissioner Jones.

ORDINANCE – INTRODUCTION

30. ORD-20-900340: Introduce an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. JJ/ab (For possible action)

INTRODUCED - public hearing 02/03/21.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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.