

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, JULY 3, 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 06/05/24.

ROUTINE ACTION ITEMS (4 – 20): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-24-0220-NP DURANGO, LLC:
DESIGN REVIEW for expansion and modification to an existing resort hotel (Durango Station) on 49.39 acres in a CR (Commercial Resort) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community. Generally located between CC 215 and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rr/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

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

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.

5. ET-24-400056 (WS-20-0082)-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:
1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until May 6, 2026 to commence and review 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

6. UC-24-0213-SEARCHLIGHT MERCANTILE CO:
USE PERMITS for the following: 1) mining; 2) rock crushing; and 3) gravel pit.
WAIVER OF DEVELOPMENT STANDARDS to increase sound level.
DESIGN REVIEWS for the following: 1) mining; 2) rock crushing; 3) gravel pit; and 4) final grading plan for a Hillside Development on a 28.0 acre portion of 183.31 acres in an RS80 (Residential Single-Family 80) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of US 95, 1,300 feet south of Hobson Street within Searchlight. MN/lm/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;
- Mining on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Rock crushing on the site to be discontinued within 10 years of approval date unless an extension of time is granted;
- Gravel pit on the site to be discontinued within 10 years of approval date unless an extension of time is granted.
- Applicant is advised that expansion of the use would require additional land use; 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;
- Demonstrate legal access.

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0230-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. UC-24-0219-HUGHES HOWARD PROPERTIES INC:

USE PERMIT for modified development standards.

DESIGN REVIEW for a multi-family residential (condominiums) development on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the south side of Charleston Boulevard and the east side of Plaza Centre Drive within Summerlin. JJ/md/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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0445-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. TM-24-500050-HUGHES HOWARD PROPERTIES INC:

TENTATIVE MAP consisting of 102 condominium units, limited common elements, and common lots on 7.21 acres in an R-4 (Multiple Family Residential – High Density) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community. Generally located on the south side of Charleston Boulevard and the east side of Plaza Center Drive within Summerlin. JJ/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;
- All streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0445-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

9. WC-24-400050 (UC-21-0422)-CRYSTALS, LLC:

WAIVER OF CONDITIONS requesting full off-site improvements in conjunction with a previously approved single-family residential development attached (duplex) on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

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

10. WS-24-0205-SUNSET AND DURANGO PARTNERS PHASE 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for canopies in conjunction with an approved parking garage on 9.65 acres in a CG (Commercial General) Zone. Generally located on the north side of Sunset Road, 280 feet west of Durango Drive within Spring Valley. JJ/rr/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.

11. ZC-24-0196-DAF HOLDING, LLC:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (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 #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. VS-24-0198-DAF HOLDING, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard 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 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 45 feet to the back of curb for Silverado Ranch Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- 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.

13. DR-24-0197-DAF HOLDING, LLC:

DESIGN REVIEW for a proposed commercial center on 2.50 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard;
- 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.
- 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.

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 #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. ZC-24-0211-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V, LLC LEASE:

ZONE CHANGE to reclassify 4.06 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Badura Avenue and the east side of Pioneer Way within Spring Valley (description on file). MN/hw (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 #0232-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. VS-24-0210-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC LEASE:
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Pioneer Way and Tenaya Way; a portion of right-of-way being Badura Avenue located between Pioneer Way and Tenaya Way; a portion of right-of-way being Arby Avenue located between Pioneer Way and Tenaya Way; and a portion of right-of-way being Pioneer Way located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/hw/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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Maule Avenue and Badura Avenue Connection 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 or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

16. WS-24-0212-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC LEASE:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative landscaping (no longer needed); and 2) an office/warehouse distribution facility on 4.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Badura Avenue and the east side of Pioneer Way within Spring Valley. MN/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Retaining wall shall be constructed of decorative materials;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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 or coordinate with Public Works - Development Review Division for a cost contribution for the Badura improvement project;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Maule Avenue and Badura Avenue Connection improvement project;
- If required by Public Works - Development Review, construct a median island in Badura Avenue from Tenaya Way to Buffalo Drive;
- 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 or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0232-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. ORD-24-900052: Conduct a public hearing on 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)

ADOPTED.

18. ORD-24-900150: Conduct a public hearing on 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)

ADOPTED.

19. ORD-24-900161: Conduct a public hearing on 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)

ADOPTED.

20. ORD-24-900186: Conduct a public hearing on 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)

ADOPTED.

NON-ROUTINE ACTION ITEMS (21 – 54): These items will be considered separately.

21. ET-23-400188 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
DESIGN REVIEW for modifications to an approved hotel on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 19, 2025 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

22. UC-24-0089-NEVADA SPEEDWAY, LLC:
HOLDOVER AMENDED USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping (no longer needed); and 3) off-site improvements.
DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Within the Accident Potential Zone (APZ), 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.
- Applicant is advised that outside storage is not allowed in the residential zoned districts; 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

- 3 years to complete full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN.

23. UC-24-0209-CHARTER FACILITY SUPPORT FOUNDATION, LLC:
USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; 2) increase retaining wall height; and 3) reduce throat depth.

DESIGN REVIEW for the expansion of an existing charter school on 11.4 acres in an IP (Industrial Park) Zone. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/sd/ng (For possible action)

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

24. WC-23-400131 (DR-19-0906)-MANDALAY PROPCO, LLC:

HOLDOVER WAIVER OF CONDITIONS of a design review requiring full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 1 hour before transitioning to the next static image in conjunction with an existing Resort Hotel (Mandalay Bay) on 124.1 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 and AE-65) Overlay. Generally located on the north and south sides of Mandalay Bay Road and the west side of Las Vegas Boulevard South within Paradise. MN/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- 1 year administrative review for static image display interval with the Commissioner's office and Public Works - Development Review;

- **Full animation allowed only when Mandalay Bay Road is closed to vehicle traffic, with animation at other times to consist of static images that are displayed for a minimum of 5 minutes before transitioning to the next static image;**
- **Sign copy shall minimize the use of the colors of red, yellow, and green.**

25. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Cross access and shared parking to be provided to the north and east if developed with similar commercial uses or same levels of intensity and similar parking.**

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 #0256-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

26. VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/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 a property line radius of 54 feet adjacent to the spandrel;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

27. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until June 5, 2026 to commence.
- Applicant is advised that 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

- Landscaping in right-of-way to be approved by Public Works - Development Review;
- Compliance with previous conditions.

28. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping (no longer needed); 4) allow non-standard improvements within the right-of-way; 5) reduce departure distance; 6) reduce driveway width; and 7) reduce parking (previously not notified).
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade; and 3) alternative parking lot landscaping (previously not notified) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County 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; 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

- Landscaping in right-of-way to be approved by Public Works - Development Review;
- Comply with approved drainage study PW23-13052;

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0256-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. **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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 5 feet of landscaping to be provided along Torrey Pines Drive and Maggie Avenue;
- 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; 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

30. WS-24-0199-YU RENTON D & SOO YOUNG:
WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.
DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action)

HELD - 08/21/24 - per the applicant.

31. ZC-24-0112-SHANGOOLY, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/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 #0473-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. VS-24-0114-SHANGOOLY, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/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 35 feet to the back of curb for Gomer Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **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.**

33. WS-24-0113-SHANGOOLY, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height in conjunction with a single-family development; 2) increase fill heights; and 3) alternative driveway geometrics.

DESIGN REVIEW for a single-family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/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 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

- **Approval of application includes a reduction to the radius to 15 feet and distance from back of curb radius to be 6.25 feet or greater;**
- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;**
- **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.**
- **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.**

34. TM-24-500029-SHANGOOLY, LLC:

HOLDOVER TENTATIVE MAP consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/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

- Approval of application includes a reduction to the radius to 15 feet and distance from back of curb radius to be 6.25 feet or greater;
- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 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.
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Barranca is a street name duplicate;
- Ciao Street is in alignment with and shall assume the name of Durham Ranch Street.

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 #0473-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise (description on file). JJ/lm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/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 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

37. UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:

HOLDOVER USE PERMITS for the following: 1) vehicle wash; and 2) gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.

DESIGN REVIEWS for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Approval of this application does not constitute or imply approval of a liquor or gaming license, or any other County issued permit, license or approval;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb to Hualapai Way, and associated spandrel;
- 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1C WAS WITHDRAWN.

38. TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:
HOLDOVER TENTATIVE MAP for a 1 lot commercial subdivision on 5.5 acres in a CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb, and associated spandrel;
- 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise (description on file). JJ/jor (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 #0180-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. VS-24-0145-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) 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 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

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Durango Drive and Cougar Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- 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.

41. WS-24-0144-PAMAKA LAND HOLDINGS, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) loading spaces; 3) reduce driveway approach distance; and 4) reduce driveway departure distance.
DESIGN REVIEW for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 5 foot high sound wall to be installed on the east side of the northernmost drive-thru lane;
- 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 the spandrel in the northwest corner of the site at the intersection of Durango Drive and Cougar Avenue;
- 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.
- 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.

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 #0180-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

42. ZC-24-0187-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (LEASE):
ZONE CHANGE to reclassify 13.54 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley (description on file). MN/bb (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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

43. VS-24-0189-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street, and between Badura Avenue and Arby Avenue; and portion of a right-of-way being Rainbow Boulevard located between Badura Avenue and Arby Avenue within Spring Valley (description on file). MN/bb/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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

44. WS-24-0194-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
 WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
 DESIGN REVIEW for an office/warehouse complex on 13.54 acres in an IP (Industrial Park) Zone.
 Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Per revised plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- 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 Rainbow Boulevard improvement project;
- 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;
- 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 or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-24-500046-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): TENTATIVE MAP for a 1 lot industrial subdivision on 13.54 acres in an IP (Industrial Park) Zone. Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/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;
- 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 Rainbow Boulevard improvement project;
- 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;
- 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 or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. PA-24-700013-GYPSUM RESOURCES, LLC:
AMENDED PLAN AMENDMENT on approximately 2,010 acres (previously notified as 2,400 acres) to redesignate the existing land use categories from Open Lands and Residential Rural to Major Projects. 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/rk (For possible action)

ADOPTED.

47. ZC-24-0294-GYPSUM RESOURCES LLC:
AMENDED ZONE CHANGE on approximately 2,010 acres (previously notified as 2,400 acres) to 1) reclassify from an R-U (Rural Open Land) Zone to an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village-Mixed-Use) Zone; and 2) establish a P-C (Planned Community) Overlay District. 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/rk (For possible action)

APPROVED.

48. AMENDED ORD-24-900417: Conduct a public hearing on an ordinance to consider the adoption of a Development Agreement with Gypsum Resources, LLC on approximately 2,010 acres (previously 2,400 acres) for 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)

ADOPTED.

AGENDA ITEM

49. AG-24-900225: Approve the relinquishment of interest in portions of right-of-way grants issued to Clark County by the Bureau of Land Management situated within portions of Assessor's Parcel numbers 125-31-301-014 & 125-31-201-010 along the Eula Street alignment, north and south of Washburn Road (alignment), and west of Grand Canyon Drive; and authorize the County Manager or the designee to sign any documents necessary to complete the relinquishment process. (For possible action)

APPROVED.

ORDINANCES – INTRODUCTION

50. ORD-24-900190: Introduce an ordinance to consider adoption of a Development Agreement with BP Durango LP for a commercial development on 1.3 acres, generally located north of Russell Road and west of Durango Drive within Spring Valley. JJ/lg (For possible action)

INTRODUCED - public hearing 07/17/24.

51. ORD-24-900218: Introduce an ordinance to consider adoption of a Development Agreement with Eagle Promenade LLC for a commercial development on 2.0 acres, generally located west of Rainbow Boulevard and north of Eldorado Lane Avenue within Enterprise. MN/dd (For possible action)

INTRODUCED - public hearing 07/17/24.

52. ORD-24-900222: Introduce an ordinance to consider adoption of a Development Agreement with Axiom 3, LLC for a multi-family residential development on 4.5 acres, generally located south of Sunset Road and west of Montessouri Street within Spring Valley. MN/lg (For possible action)

INTRODUCED - public hearing 07/17/24.

53. ORD-24-900250: Introduce an ordinance to consider adoption of a Development Agreement with Durango Robindale LLC for a restaurant on 0.7 acres, generally located east of Durango Drive and north of Robindale Road within Spring Valley. MN/lg (For possible action)

INTRODUCED - public hearing 07/17/24.

54. ORD-24-900288: Introduce an ordinance to consider adoption of a Development Agreement with Signature Land Holdings, LLC for a single-family residential development on 2.0 acres, generally located north of Blue Diamond Road and west of Inspiration Drive within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 07/17/24.

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.