

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, MAY 17, 2023

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 April 19, 2023.

ROUTINE ACTION ITEMS (4 - 34): 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-23-0142-FUSARO FAMILY TRUST & FUSARO, MICHAEL S. & MARIA M. TRS:
DESIGN REVIEWS for the following: 1) proposed office/warehouse facility; and 2) finished grade on 1.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Annie Oakley Drive, 220 feet north of Post Road within Paradise. JG/rk/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that outside storage must be in conformance with the regulations within Table 30.44-1; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.**
- **Applicant is advised that off-site improvement permits may be required; that signs, structures, utility poles, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; 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.**

Department of Aviation

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0011-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. DR-23-0154-DIAMOND MOHAWK, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved office/warehouse facility on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Mohawk Street, 300 feet south of Patrick Lane within Spring Valley. MN/rk/syp (For possible action)

CONDITIONS OF APPROVAL - Comprehensive Planning

- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- **Comply with approved drainage study PW22-16368;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0392-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. DR-23-0160-WYNN LAS VEGAS, LLC:

DESIGN REVIEWS for the following: 1) modifications to an approved comprehensive sign package for a resort hotel (Encore); 2) increase the area of an existing freestanding sign; and 3) increase the area of an existing animated sign in conjunction with resort hotel (Encore) on a 4.3 acre portion of a 207.2 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Cathedral Way within Winchester and Paradise. TS/md/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

7. AR-23-400023 (UC-21-0657)-RENEGADES MINES PARTNERS, LLC:

HOLDOVER USE PERMIT FIRST APPLICATION FOR REVIEW for a heliport.

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening.

DESIGN REVIEWS for the following: 1) heliport; and 2) final grading plan for a Hillside Development on 10.7 acres in an R-U (Rural Open Land) Zone. Generally located 1.4 miles east of US Highway 95 and 1.7 miles north of Cottonwood Cove Road within Searchlight. MN/jgh/ja (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

8. AR-23-400025 (WS-0104-17)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 20, 2024 to review as a public hearing.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

9. AR-23-400028 (WS-0528-12)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS FOURTH APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/jgh/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 20, 2024 to review as a public hearing.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

10. AR-23-400029 (WS-0724-17)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 20, 2024 to review as a public hearing.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

11. ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to commence and review as a public hearing, with any extensions of time as a public hearing;**
- **A map is required for the entire site (Pleasant Valley) to merge or reconfigure the parcels (140-26-211-001 through 140-26-211-020) prior to building permits.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

12. ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until February 21, 2025 to record.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

13. ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until February 21, 2025 to commence with any extension of time as a public hearing.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

14. UC-23-0146-FLAMINGO PALMS VILLAS:
USE PERMIT to allow a resort condominium in conjunction with an existing condominium complex on 14.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Valley View Boulevard, 550 feet south of Flamingo Road within Paradise. MN/rk/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **24 hour complaint hotline to be provided for owners/residents by the Homeowners Association;**
- **Coordinate with the Las Vegas Metro Police Department for the installation of security cameras and surveillance operations;**

- Process a Certificate of Amendment to change from a residential condominium to a resort condominium with the Public Works - Map Team.
- Applicant is advised that a resort condominium is a commercial use, therefore, would need to complete a change of occupancy with the Building Department; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

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

15. VS-23-0133-CHURCH WALK LAS VEGAS NV INC:
VACATE AND ABANDON a portion of a right-of-way being Sur Este Avenue located between Spencer Street and Bruce Street within Paradise (description on file). MN/al/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- Revise legal description to except the area needed for the drainage channel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. ET-23-400024 (UC-21-0139)-CHURCH WALK LAS VEGAS NV INC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; 2) daycare facility; and 3) school (pre-school) on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Until May 19, 2025 to commence;
- As a result of the construction of the Walk Church of Las Vegas, the property owner of APN 177-11-601-014 (Church Walk Las Vegas NV INC) agrees to relocate the existing water meter adjacent to the subject parcel onto Spencer Street to serve APN 177-11-601-009 per the requirements of the Las Vegas Valley Water District; if APN 177-11-601-009 is required to connect to public sewer as a result of the relocation of the water main, the owner of APN 177-11-601-014 agrees to pay up to \$30,000 (thirty thousand dollars) to extend the sewer lines per the requirements of the Clark County Water Reclamation District to APN 177-11-601-009; this agreement as a condition made in conjunction with the approval, construction, and completion of the Walk Church of Las Vegas; if

construction is not commenced and completed for the Walk Church of Las Vegas, this agreement is void.

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

Public Works - Development Review

- Compliance with previous conditions.

17. WS-23-0132-CHURCH WALK LAS VEGAS NV INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping to a less intensive use; 2) alternative landscaping adjacent to a collector street; and 3) permit a wall sign.

DESIGN REVIEWS for the following: 1) place of worship with a daycare facility and pre-school; 2) alternative parking lot landscaping; 3) lighting plan; 4) comprehensive sign plan; and 5) finished grade on 3.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spencer Street, 330 feet south of Eldorado Lane within Paradise. MN/al/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- As a result of the construction of the Walk Church of Las Vegas, the property owner of APN 177-11-601-014 (Church Walk Las Vegas NV INC) agrees to relocate the existing water meter adjacent to the subject parcel onto Spencer Street to serve APN 177-11-601-009 per the requirements of the Las Vegas Valley Water District; if APN 177-11-601-009 is required to connect to public sewer as a result of the relocation of the water main, the owner of APN 177-11-601-014 agrees to pay up to \$30,000 (thirty thousand dollars) to extend the sewer lines per the requirements of the Clark County Water Reclamation District to APN 177-11-601-009; this agreement as a condition made in conjunction with the approval, construction, and completion of the Walk Church of Las Vegas; if construction is not commenced and completed for the Walk Church of Las Vegas, this agreement is void.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance;
- "No Parking" signs to be installed along Spencer Street to prohibit on-street parking for this facility.

- Applicant is advised that off-site improvement 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.

18. VS-23-0145- PN II, INC.:
 VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Rogers Street and Schirlls Street within Enterprise (description on file). MN/md/syp (For possible action)

**CONDITIONS OF APPROVAL –
 Comprehensive Planning**

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

Public Works – Development Review

- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;
- 30 days to coordinate with Public Works – Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

19. WS-23-0144-PN II, INC.:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; and 2) allow non-standard improvements within the right-of-way.
 DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action)

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- Per plans on file;
- Any portion of wall with exposed 9 feet of CMU along a right-of-way to be terraced and landscaped;
- Screen walls located along Schirlls Street and Arby Avenue to be a combination of 4 feet of CMU with 2 feet of wrought iron fence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;**
- **Applicant to install full off-site improvements on Warm Springs Road or pay a contribution for the Warm Springs Road improvement project as determined by Public Works;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;**
- **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.**

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

20. TM-23-500033-PN II, INC.:
TENTATIVE MAP consisting of 16 lots and common lots on 9.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Warm Springs Road and the west side of Schirlls Street within Enterprise. MN/md/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include 30 feet for Schirlls Street, 30 feet for Arby Avenue, and associated spandrels;
- Applicant to install full off-site improvements on Warm Springs Road or pay a contribution for the Warm Springs Road improvement project as determined by Public Works;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Warm Springs Road improvement project;
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. WS-23-0134-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing convenience store on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Cactus Avenue within Enterprise. MN/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

22. WS-23-0153-MOSAIC SEVEN LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with an approved single family residential subdivision on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Screen walls shall be decorative, and landscaping shall be provided adjacent to retaining/screen walls per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW19-17512;
- 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;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet to 60 feet for Rosanna Street, 30 feet for Gary Avenue and associated spandrels.
- 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.

23. TM-23-500036-MOSAIC SEVEN LLC:
TENTATIVE MAP consisting of 13 single family residential lots and 1 common lot on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- Comply with approved drainage study PW19-17512;
- 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;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet to 60 feet for Rosanna Street, 30 feet for Gary Avenue and associated spandrels.
- 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 #0560-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. ZC-21-0004-MOAPA PIONEERS 1919 TRUST:
AMENDED HOLDOVER ZONE CHANGE to reclassify 12.0 acres (previously notified as 19.5 acres) from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone for a single family residential development. Generally located on the south side of McKnight Avenue and the west side of Henrie Road within Moapa (description on file). MK/jor/ja (For possible action)

HELD - 06/21/23 - per the applicant.

25. ZC-23-0151-NV LAS DEC, LLC:
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) eliminate trash enclosure; and 2) electric substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow horizontal rooflines without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) signage; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) modifications to a previously approved data center that included a communications tower; 2) electric substation; 3) signage; and 4) finished grade on 30.0 acres in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **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 installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; an extension of time must be filed for ZC-19-0877 prior to January 22, 2024 to ensure the applicable use permit and waivers of development standards do not expire; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Comply with approved drainage study PW21-16085;**
- **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 25 feet to the back of curb for Maule Avenue;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, and 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; 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.**

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0016-2021 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that POC is contingent upon completion of CCWRD (#19105); and to see by others note in POC #0016-2021 for CCWRD (#19105) for plans submittal to CCWRD.

26. VS-23-0152-NV LAS DEC, LLC:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; a portion of right-of-way being Pama Lane located between Jones Boulevard and Torrey Pines Drive; and a portion of right-of-way being Maule Avenue located between Jones Boulevard and Torrey Pines Drive (previously not notified) within Enterprise (description on file). MN/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

27. TM-23-500035-NV LAS DEC, LLC:
TENTATIVE MAP consisting of 1 industrial lot and common lots on 30.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone and an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge TM-19-500232.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

Public Works - Development Review

- **Comply with approved drainage study PW21-16085;**
- **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 25 feet to the back of curb for Maule Avenue;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, and 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; 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 #0016-2021 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that POC is contingent upon completion of CCWRD (#19105); and to see by others note in POC #0016-2021 for CCWRD (#19105) for plans submittal to CCWRD.**

28. PA-23-700005-ELEGANCE RUSSELL, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)

ADOPTED.

29. ZC-23-0067-ELEGANCE RUSSELL, LLC:
ZONE CHANGE to reclassify 11.2 acres from an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, and an M-1 (Light Manufacturing) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase retaining wall height; 3) reduce throat depth; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) senior housing development; and 2) finished grade. Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney (description on file). JG/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **The projects 3 parcels must be fenced and posted within 60 days of BCC approval and remain fenced throughout construction, if at any time the property fence is damaged or cut, owner to replace or repair immediately;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The bridge over the flood channel and trail must be high enough and provide unobstructed access for maintenance vehicles and pedestrians to travel on access roads and the trail;**
- **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: and 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.**

Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not**

be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0072-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. VS-23-0068- ELEGANCE RUSSELL, LLC:

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Boulder Highway and Stephanie Street, and a portion of right-of-way being Emerald Avenue located between Boulder Highway and Duck Creek Flood Channel within Whitney (description on file). JG/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Vacation 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.

31. NZC-23-0076-LV WS CIMARRON, LLC:

ZONE CHANGE to reclassify 13.7 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the east side of Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a 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;
- 30 days to coordinate with Public Works - Traffic Division/Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal project at Warm Springs Road and Cimarron Road;
- 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 on Warm Springs Road.
- 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; 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0085-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. VS-23-0077-LV WS CIMARRON, LLC :
VACATE AND ABANDON a portion of right-of-way being Warm Springs Road located between Cimarron Road and Buffalo Drive, and a portion of right-of-way being Cimarron Road located between Warm Springs Road and Eldorado Lane within Spring Valley (description on file). MN/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Traffic Division/Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal project at Warm Springs Road and Cimarron Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- 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.

33. CP-23-900184: Direct staff to process an amendment to the Northeast - Las Vegas Valley Transportation Map of the Clark County Master Plan, and refer the amendment to the Planning Commission for a public hearing. (For possible action)

STAFF DIRECTED.

34. ORD-23-900168: Conduct a public hearing to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 8, 2023, February 22, 2023 and March 8, 2023. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (35 - 49): These items will be considered separately.

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

HELD - 07/19/23 - per the applicant.

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

HELD - 07/19/23 - per the applicant.

37. UC-23-0069-O'NEIL EDWARD J FAMILY TRUST & O'NEIL EDWARD J TRS:
USE PERMIT for outdoor watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) gated access setback; 3) off-site improvements (curb, gutter, partial pavement); 4) alternative driveway geometrics; 5) parking; 6) eliminate trash enclosure; 7) paved parking; and 8) decorative fence.
DESIGN REVIEW for an outdoor watercraft storage on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cottonwood Cove Road and the west side of Main Street within Searchlight. MN/bb/syp (For possible action)

DENIED - without prejudice.

38. VS-23-0136-RAINBOW 26 LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of a right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/lm/syp (For possible action)

HELD - 06/21/23 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

39. UC-23-0135-RAINBOW 26 LLC:
USE PERMITS for the following: 1) convenience store; 2) gasoline station; and 3) vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) reduce parking; 3) reduce driveway approach and departure distances from the intersection; and 4) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action)

HELD - 06/21/23 - per the applicant to rewrite and re-notify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

40. VS-23-0139-LV PETROLEUM LLC:
VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Public Works - Development Review

- Vacation 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. UC-23-0138-LV PETROLEUM LLC:
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow a modified driveway design; and 3) driveway distances from an intersection.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- 18 months to review;
- Per revised plans;
- Height of light poles along north, east, and west property lines shall be less than 16 feet;
- Callbox volume to be reduced at 9:00 p.m. daily;

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

Public Works - Development Review

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

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 #0125-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS WERE WITHDRAWN WITHOUT PREJUDICE.

42. WS-23-0038-SDP DEVELOPMENT, LLC:
 HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height. DESIGN REVIEW for proposed signage in conjunction with a retail center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

WAIVERS OF DEVELOPMENT STANDARDS WERE WITHDRAWN WITHOUT PREJUDICE.

43. PA-23-700006-DEAN MARTIN DR., LLC:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres. Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action)

ADOPTED.

44. ZC-23-0074-DEAN MARTIN DR., LLC:
ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and 2) finished grade. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/rk/syp (For possible action)

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Design review as a public hearing for lighting and signage;**
- **Design review as a public hearing for significant changes to plans;**
- **Green zone to use 4 inch to 6 inch rock for groundcover;**
- **18 wheeler trucks prohibited on-site;**
- **Deliveries only to occur during daytime hours;**
- **Coordinate with the Las Vegas Metropolitan Police Department to evaluate on-site safety and security prior to construction;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **Building height per plans;**
- **36 inch box trees along the perimeter landscaping on the north and south;**
- **Street landscaping along Procyon Street per plans on file;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 35 feet to the back of curb for Robindale Road, a portion of a cul-de-sac for Polaris Avenue and associated spandrel;**

- **30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash 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; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that VS-21-0102 expires in June 2023.**

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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

45. VS-23-0075-DEAN MARTIN DR., LLC:

VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Maulding Avenue (alignment), and between Dean Martin Drive and Procyon Street (alignment); and a portion of a right-of-way being Robindale Road located between Procyon Street (alignment) and Dean Martin Drive; and a portion of a right-of-way being Procyon Street located between Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 35 feet to the back of curb for Robindale Road, a portion of a cul-de-sac for Polaris Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that VS-21-0102 expires in June 2023.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

46. NZC-23-0081-STEPHENS, JUSTIN:

ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce wall/fence height; 3) reduce parking; 4) eliminate trash enclosure; 5) reduce gate setback; 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 7) reduce throat depth; and 8) reduce driveway width.

DESIGN REVIEW for an outside storage yard. Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/gc/syp (For possible action)

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Resolution of Intent to complete in 3 years;

- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations as soon as possible;**
- **Business License to be obtained within 6 months;**
- **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 final zoning inspection is required prior to amending the official zoning map; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a 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 Restrictive Covenant Agreement (deed restrictions) within 6 months.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

APPEAL

47. WS-23-0047-HERBST FAMILY LIMITED PARTNERSHIP II:
 APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall sign area; 3) permit animated signage (video units) where not permitted; 4) increase animated sign area; 5) permit roof signs; 6) increase projecting sign area; and 7) allow a projecting sign to be animated.
 DESIGN REVIEWS for the following: 1) modifications to an approved parking garage; and 2) a comprehensive sign plan for a parking garage, supper club, convenience store and gasoline station on 4.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the west side of Polaris Avenue between Dewey Drive and Russell Road within Paradise. MN/al/syp (For possible action)

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- **Minimum 2.5 second display for text messages and 4 second maximum for video or graphics followed by a break in message/video;**
- **Reduce nits (brightness of the video unit) to 25% of maximum brightness at nighttime.**
- **Applicant is advised that off-premises advertising is not permitted at this location; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may**

be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0122-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

ORDINANCES – INTRODUCTION

48. ORD-23-900146: Introduce an ordinance to consider adoption of a Development Agreement with Diamond Ford LLC for an office/warehouse development on 2.5 acres, generally located south of Ford Avenue and east of Jones Boulevard within Enterprise. JJ/dd (For possible action)

INTRODUCED - public hearing 06/07/23.

49. ORD-23-900202: Introduce an ordinance to consider adoption of a Development Agreement with Diamond Arville LLC for an office/warehouse development on 1.3 acres, generally located south of Richmar Avenue (alignment) and west of Arville Street within Enterprise. JJ/dd (For possible action)

INTRODUCED - public hearing 06/07/23.

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.