

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, SEPTEMBER 6, 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 08/02/23.

ROUTINE ACTION ITEMS (4 – 47): 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-23-0379-WEIST, ANDREW J.:
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jensen Street and the north side of Verde Way within Lone Mountain. RM/jgh/syp (For possible action)

APPROVED.

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.

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 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 this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is greater than 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, to contact the City of Las Vegas.

5. DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:
DESIGN REVIEWS for the following: 1) expansion to an existing hotel; and 2) finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised that the installation and use of cooling systems that consumptively use water may be prohibited the County; 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.**
- **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 #0344-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:
HOLDOVER USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a residential local street; and 2) modified street standards.

DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/dd/syp (For possible action)

HELD - No Date - per Commissioner Miller.

7. AR-23-400102 (UC-22-0190)-CIRCUS CIRCUS LV LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until June 22, 2024 to review as a public hearing.**
- **Applicant is advised that they (owner) are responsible to ensure the conditions of approval of UC-22-0190 and all associated applications, including the location of the structures, are met and conveyed to the event promoters before each Temporary Commercial Event application is submitted to Current Planning; 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

- **30 days to coordinate and execute the Authorization to Enter Property with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;**
- **Compliance with previous conditions.**

8. AR-23-400106 (UC-20-0104)-MGP LESSOR, LLC:
USE PERMIT SECOND APPLICATION FOR REVIEW to waive conditions for temporary outdoor events (tailgating).

DESIGN REVIEW for a temporary outdoor commercial event with temporary structures, eating and drinking areas including on-premises consumption of alcohol, retail sales, and live entertainment in conjunction with a resort hotel (Luxor Resort Hotel) on 62.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the west side of Las Vegas Boulevard South and the north and south sides of Mandalay Bay Road within Paradise. MN/mh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions.**

9. ET-23-400112 (ZC-20-0311)-BULL RUSH, LLC:
USE PERMIT SECOND EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; and 2) allow second story clear windows.
DESIGN REVIEWS for the following: 1) indoor off-highway vehicle, recreational vehicle, and watercraft storage buildings; and 2) finished grade on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Cameron Street (alignment), 300 feet north of Cactus Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until August 19, 2025 to commence;**
- **Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners.**
- **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.**
- **Applicant is advised that application VS-20-0367 is expired.**

10. UC-23-0367-HARSCH INVEST PPTYS-NV II, LLC:
USE PERMIT for a personal services business (beauty salon) within an existing industrial/commercial complex on a portion of 28.3 acres within an M-1 (Light Manufacturing) Zone. Generally located on the west side of Valley View Boulevard and the north side of Desert Inn Road within Winchester. JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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.**

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.**

11. UC-23-0376-4380 BOULDER, LLC:
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing dispensary.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from a school; and 2) reduce separation from a non-restricted gaming property on 4.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Boulder Highway, 775 feet north of Twain Avenue within Paradise. TS/r/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **A valid Clark County business license must be issued for this cannabis consumption lounge establishment within 2 years of approval, or the application will expire;**
- **To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Air Quality.**
- **Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.**

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.**

12. UC-23-0401-USA:
USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) allow public utility structures with all accessory/ancillary structures; 5) eliminate landscaping and screening requirements; 6) eliminate trash enclosure; 7) increase the height of utility structures; 8) noise limits; and 9) allow signage.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) public utility structures with all accessory/ancillary structures; 5) maintenance building and all ancillary structures and facilities; and 6) finished grade in conjunction with a proposed electric generation station, substation, and intertie transmission line on 2,400 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of SR 160 and south of Trout Canyon Road within the Northwest County Planning Area. JJ/jor/syp (For possible action)

HELD - 09/20/23 - per Commissioner Jones.

13. UC-23-0424-USA:
USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electric substation; 3) overhead power transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; 8) waive noise standards; and 9) allow signage in conjunction with the electric generating station and electrical substation.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and paving).
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility) 2) electrical substation; 3) overhead power transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) final grading for a hillside development (slopes greater than 12%); and 7) finished grade on a 4,457 acre portion of a 9,487.7 acre site in an R-U (Rural Open Land) Zone. Generally located 2,800 feet southwest of SR 160 and the north side of Tecopa Springs Road (alignment) within the Northwest County Planning Area. JJ/md/syp (For possible action)
HELD - 09/20/23 - per Commissioner Jones.
14. VS-23-0349-LONE MOUNTAIN PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Red Coach Avenue (alignment), and between Hualapai Way (alignment) and Eula Street within Lone Mountain (description on file). RM/hw/syp (For possible action)
HELD - 09/20/23 - per Commissioner Miller.
15. WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) access gates; 3) off-sites; 4) driveway geometrics (sidewalks and streetlights); and 5) street geometrics. DESIGN REVIEWS for the following: 1) finished grade; and 2) a single family detached residential subdivision on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
HELD - 09/20/23 - per Commissioner Miller.
16. TM-23-500076-LONE MOUNTAIN PROPERTIES, LLC:
HOLDOVER TENTATIVE MAP consisting of 7 single family residential lots on 5.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)
HELD - 09/20/23 - per Commissioner Miller.
17. VS-23-0355-BROWN, PONGSRI & BUSADEE, HATAIRAT:
VACATE AND ABANDON easements of interest to Clark County located between Kyle Canyon Road and Grand Teton Drive, and between Buena Vida Street and Reymore Street (alignment) within Lower Kyle Canyon (description on file). RM/jgh/ja (For possible action)
APPROVED.
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 50 feet for Grand Teton Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

18. WS-23-0356-BROWN, PONGSRI & BUSADEE, HATAIRAT:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) right-of-way dedication; and 2) access to an arterial street.

DESIGN REVIEW for finished grade for a proposed single family residential development on 5.1 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Kyle Canyon Road, 330 feet west of Buena Vida Street within Lower Kyle Canyon. RM/jgh/ja (For possible action)

APPROVED.

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.

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);
- Right-of-way dedication to include 50 feet for Grand Teton Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

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 that for any sanitary sewer needs, applicant is advised to contact the Southern Nevada Health District concerning the use of an individual disposal system.

19. VS-23-0381-ARJUN HUALAPAI, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Emerald Avenue (alignment) and Russell Road, and between Boulder Highway and Hollywood Boulevard, and a portion of right-of-way being Russell Road located between Boulder Highway and Hollywood Boulevard within Whitney (description on file). JG/gc/syp (For possible action)

APPROVED.

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.

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.

20. UC-23-0380-ARJUN HUALAPAI, LLC:
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: 1) mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage; 2) modifications to a previously approved commercial center; and 3) finished grade on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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; 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 PW22-17274;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 #0424-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. TM-23-500082-ARJUN HUALAPAI, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 5.3 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Russell Road and Boulder Highway within Whitney. JG/gc/syp (For possible action)

APPROVED.

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 PW22-17274;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 #0424-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. VS-23-0387-WH PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Rosanna Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action)

APPROVED.

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.**

23. UC-23-0386-WH PROPERTIES, LLC:

USE PERMIT to allow kitchens within hotel guestrooms.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) roof style; and 3) local street access.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) finished grade; 3) signage; and 4) a hotel in conjunction with an existing office/retail complex on a portion of 8.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, 215 feet south of Oquendo Road within Spring Valley. MN/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Hotel is limited to transient guest occupancy only;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.
- 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

- Compliance with airport-related deed restrictions for APNs 163-34-601-042, 163-34-601-043, 163-34-601-044, and 163-34-601-045 which will not be removed since the parcel is located within the AE-60;
- Property to not allow stays of over 30 days, which would include customers checking out and checking back in within a 24-hour period;
- Advertisements for this location, including, but not limited to, company website(s), online travel websites, billboards, television, radio, etc., must include verbiage that this location does not allow stays over 30 days;
- Signage must be conspicuously posted at the front desk/check in counter stating, "This location does not allow stays of over 30 days." Verbiage must be legible for a customer with average, uncorrected eyesight, standing at the front desk/check in counter.

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 #0061-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

24. WC-23-400108 (WS-21-0013)-3950, LLC:
WAIVER OF CONDITIONS of a waiver of development standards requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation & production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review.**

Clark County Water Reclamation District (CCWRD)

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

25. WC-23-400109 (UC-21-0011)-3950, LLC:
WAIVER OF CONDITIONS of a use permit condition requiring a drainage study and compliance in conjunction with an approved cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review.**

Clark County Water Reclamation District (CCWRD)

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

26. WC-23-400110 (UC-21-0012)-3950, LLC:
WAIVER OF CONDITIONS of a use permit requiring a drainage study and compliance in conjunction with an approved cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/dd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review.**

Clark County Water Reclamation District (CCWRD)

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

27. WS-23-0394-BARTSAS MARY 8, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse on 1.0 acre in conjunction with a previously approved mixed-use development in a C-2 (General Commercial) Zone. Generally located on the south side of Tropicana Avenue, 245 feet west of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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 this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Comply with approved drainage study PW23-13804.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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 #0238-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. WS-23-0396-MACKOVSKI, ALEXANDER:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) off-site improvements in conjunction with a previously approved hotel and retail development on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South, 430 feet south of Cactus Avenue within Enterprise. MN/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until May 5, 2025 to commence, to correspond with ET-23-400078 (ZC-21-0119).**

- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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).

29. WS-23-0408-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:
 AMENDED WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping (previously notified as eliminating street landscaping).
 DESIGN REVIEWS for the following: 1) restaurant; and 2) finished grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water 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.
- 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.

30. PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:
 PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

ADOPTED.

31. ZC-23-0309-WINTERWOOD LAND DEVELOPMENT, CORP:
ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for supportive housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) supportive housing development; and 2) allow alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Install an 8 foot decorative block wall or 6 foot tall decorative block wall with 2 feet of wrought iron at top for 8 feet in height along the north boundary;**
- **Install an 8 foot tall wrought iron fence on the south and east boundaries;**
- **Incorporate Pyracantha or other defensive bushes within the landscape area;**
- **Install parking lot lighting with a minimum pole height of 15 feet;**
- **Employee on-site 24 hours, 7 days a week;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of external security cameras and surveillance operation;**
- **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 permit, 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;**
- **Traffic study and compliance;**
- **Coordinate with Public Works - Roads Division for access to the channel.**
- **Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0031-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

32. ZC-23-0378-VLV1, LLC ETAL & VLV2, LLC:
ZONE CHANGE to reclassify 40.1 acres from an R-T (Manufactured Home Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) High Impact Project; 2) multiple family development; and 3) allow all commercial uses listed on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) parking; 3) setbacks; 4) building separation; 5) street landscaping; 6) landscaping adjacent to a less intensive use; 7) allow modified driveway design standards; and 8) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family development (apartments); 2) commercial uses and services; and 3) alternative parking lot landscaping on 48.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Richmar Avenue within Enterprise (description on file). MN/rk/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Deed restriction stipulating the income and rent limits for the 20 affordable units and that those units shall be restricted for 30 years beyond the first year that rental income is collected on the units;**
- **The Area Median Income (AMI) of 10 of the units will be 40% and 10 of the units will be 60%;**
- **There will be a mix between product types;**
- **Affordable units shall be comparable quality and construction to the rest of the units in the development, and mixed in throughout the development;**
- **AMI and associated rents are determined by HUD;**
- **Property management will work with a local non-profit or the County to identify potential tenants and screen income, but resident income should be verified annually;**
- **If the income of an affordable unit tenant increases above the allowed level, the property management shall give the tenant 120 day notice to vacate and should do their best to assist the tenant find an alternative unit where monthly rent is 30% of their new income level;**
- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;**
- **Design review as a public hearing for lighting and signage;**
- **Developer to provide open areas with playground equipment/structures for children;**
- **Developer to provide noise disclosure to future residents;**
- **Developer to provide parking equipped for electric vehicles where appropriate;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

- Applicant is advised that the project must be compliant with NRS 118b; that 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; 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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Department of Aviation

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

Fire Prevention Bureau

- Applicant to Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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 #0126-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. ZC-23-0389-SORIANO, IGNACIO ALMANZA:
 ZONE CHANGE to reclassify 0.4 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone for a future commercial development. Generally located on the east side of Philmar Avenue, 150 feet south of Tropicana Avenue within Paradise (description on file). JG/gc/syp (For possible action)

WITHDRAWN - without prejudice.

34. ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:
ZONE CHANGE to reclassify 4.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) driveway departure distance; and 3) driveway throat depth.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a shopping center. Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)

APPROVED.

**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; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Shelbourne Avenue, 25 feet to the back of curb for Camero 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 Rainbow Boulevard improvement project.**
- **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 #0239-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

35. VS-23-0416-GWEDA HOLDING LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Shelbourne Avenue and Camero Avenue (alignment) and between Rainbow Boulevard and Montessouri Street and a portion of a right-of-way being Rainbow Boulevard located between Shelbourne Avenue and Camero Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)

APPROVED.

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 Shelbourne Avenue, 25 feet to the back of curb for Camero 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 Rainbow Boulevard improvement project;**
- **Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;**
- **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.**

36. ZC-23-0421-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise (description on file). JJ/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Single story homes only on lots adjacent to the R-E (RNP-I) zoned parcels to the south;**
- **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 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 design review must commence within 4 years of approval date or it will expire.

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 Windmill Lane.
- 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 #0237-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. VS-23-0422-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
 VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Camero Avenue, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/syp (For possible action)

APPROVED.

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

38. TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:
TENTATIVE MAP consisting of 36 residential lots and 4 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise. JJ/rr/syp (For possible action)

APPROVED.

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;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane.**
- **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 #0237-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

39. ZC-23-0435-IHC HEALTH SERVICES, INC.:
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow zero percent of the total property frontage be occupied by buildings; and 3) reduce driveway throat depth.

DESIGN REVIEW for an office building in the CMA Design Overlay District. Generally located on the northeast corner of Badura Avenue and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Future development on the site shall have at least one building located within 100 feet of the front property line;**
- **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; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

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 for Badura Avenue, 25 feet to the back of curb for Agilysys Way, 25 feet to the back of curb for Maule 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 Maule Avenue/Badura Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way 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 #0241-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. VS-23-0436-IHC HEALTH SERVICES, INC.:
 VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Agilysys Way and Gagnier Boulevard; a portion of right-of-way being Gagnier Boulevard located between Maule Avenue and Badura Avenue; and a portion of right-of-way being Badura Avenue located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)

APPROVED.

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 Badura Avenue, 25 feet to the back of curb for Agilysys Way, 25 feet to the back of curb for Maule 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 Maule Avenue/Badura Avenue improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

41. ORD-23-900319: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Khusrow Roohani Family Trust Et Al, Roohani Khusrow TRS, and Mak Zak, LLC for a single family residential development on 5.0 acres, generally located north of Frias Avenue and west of Cameron Street within Enterprise. JJ/jm (For possible action)

ADOPTED.

42. ORD-23-900329: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with South Paw Resort Center, LLC for a kennel with retail on 0.9 acres, generally located north of Pyle Avenue and east of Ullom Drive within Enterprise. JJ/jm (For possible action)

ADOPTED.

43. ORD-23-900338: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with NV LAS DEC, LLC for a data center with electric substation on 30.0 acres, generally located north of Maule Avenue and west of Jones Boulevard within Enterprise. MN/dd (For possible action)

ADOPTED.

44. ORD-23-900340: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single family residential development on 15.3 acres, generally located north of Martin Avenue and east of Quarterhorse Lane within Spring Valley. JJ/dd (For possible action)

ADOPTED.

45. ORD-23-900352: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with NV LAS NAP 14-16 LLC and NV LAS DEC, LLC for a data center complex on 51.5 acres, generally located north of Badura Avenue and east of Jones Boulevard within Enterprise. MN/jm (For possible action)

ADOPTED.

46. ORD-23-900358: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LV Tee Pee Road One LLC for a single family residential development on 2.5 acres, generally located north of Meranto Avenue and east of Newbattle Street within Enterprise. JJ/jm (For possible action)

ADOPTED.

47. ORD-23-900365: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV15 Development LLC for a single family residential development on 1.9 acres, generally located north of Chartan Avenue and east of Buffalo Drive within Enterprise. JJ/jm (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (48 – 66): These items will be considered separately.

48. VS-23-0359-RODRIGUEZ, MANUEL & ELVA:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dapple Gray Road (alignment), and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/al/syp (For possible action)

APPROVED.

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 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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.

49. WS-23-0358-RODRIGUEZ, MANUEL & ELVA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) wall height; 3) street intersection off-set; 4) street width; and 5) off-site improvements.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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

- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District C in lieu of constructing full off-site improvements as determined by Public Works;
- 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;
- Right-of-way dedication to include 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;
- Clark County Fire Prevention approval of reduced street width.
- 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.

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 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.

50. TM-23-500079-RODRIGUEZ, MANUEL & ELVA:
TENTATIVE MAP consisting of 8 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Fort Apache Road and Craig Road within Lone Mountain. RM/al/syp (For possible action)

APPROVED.

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

- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District C in lieu of constructing full off-site improvements as determined by Public Works;

- **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;**
- **Right-of-way dedication to include 50 feet for Fort Apache Road, 40 feet for Craig Road, 30 feet for Dapple Gray Road and associated spandrels;**
- **Clark County Fire Prevention approval of reduced street width.**
- **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.**

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 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.**

51. WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:
 WAIVER OF CONDITIONS of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

APPROVED.

52. WS-23-0390-FEDEX FREIGHT, INC.:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) driveway geometrics.
 DESIGN REVIEWS for the following: 1) finished grade; and 2) a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
 Comprehensive Planning**

- **No outside storage of vehicles permitted within the M-D zoned portion of APN 140-05-201-003;**
- **Provide landscaping along the eastern, southern, and western edges of the southern truck parking area per Figure 30.64-11;**
- **Submit an alternative landscaping plan for employee parking lot, landscaping along Lamb Boulevard, and to demonstrate compliance with conditions of approval;**
- **Minimum 10 foot strips of landscaping along Lamb Boulevard;**
- **Plant required minimum of shrubs;**
- **Mesh must be maintained;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**

- **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; 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.**

53. WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:
 HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.
 DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)

HELD - 10/04/23 - per the applicant.

54. WS-23-0426-MAKUTA, MARZENA & BOWN, KEN:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive water connection; 3) waive sanitary sewer service connection; and 4) off-site improvements in conjunction with a residential minor subdivision on 0.5 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the west side of Pacific Street, 185 feet north of Viking Road within Paradise. TS/md/syp (For possible action)

APPROVED.

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.**

Public Works - Development Review

- **Right-of-way dedication to include 30 feet for Pacific Street;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

WAIVERS OF DEVELOPMENT STANDARDS #2 AND #3 WERE DENIED.

55. WS-23-0439-PREMIER PROPERTY PRESERVATION, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate sidewalk and street landscaping.
DESIGN REVIEW to increase finished grade in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Ponderosa Way and Duneville Street within Spring Valley. MN/jud/syp (For possible action)

HELD - 09/20/23 - per Commissioner Naft.

56. ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:
AMENDED HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) to allow alternative landscaping and attached sidewalk; and 2) reduce setbacks (previously not notified).
DESIGN REVIEW for a single family residential development. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action)

APPROVED.

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 County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standard and design review must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail 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 Russell Road improvement project.**
- **Applicant is advised that a vacation of 5 feet of right-of-way of Russell Road will be required for detached sidewalks; that the vacated right-of-way will need to be purchased from Clark County, and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

57. TM-23-500061-EHRLICH INVESTMENT TRUST 1979:

HOLDOVER TENTATIVE MAP consisting of 37 single family residential lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley. JJ/rk/syp (For possible action)

APPROVED.

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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail 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 Russell Road improvement project.
- Applicant is advised that a vacation of 5 feet of right-of-way of Russell Road will be required for detached sidewalks; that the vacated right-of-way will need to be purchased from Clark County; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

58. ZC-23-0409-PSI OQUENDO, LLC:
ZONE CHANGE to reclassify 4.2 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce driveway throat depth for a call box; and 3) reduce driveway distance from an intersection.
DESIGN REVIEWS for the following: 1) for a multiple family residential development; and 2) finished grade. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rk/syp (For possible action)

HELD - 09/20/23 - per the applicant.

59. VS-23-0410-PSI OQUENDO, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Farmland Street, and between Oquendo Road and Russell Road and portion of a right-of-way being Fort Apache Road located between Oquendo Road and Russell Road; and portion of a right-of-way being Oquendo Road located between Fort Apache Road and Farmland Street within Spring Valley (description on file). JJ/rk/syp (For possible action)

HELD - 09/20/23 - per the applicant.

60. ZC-23-0431-SDMI RAINBOW, LLC:
ZONE CHANGE to reclassify 2.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.
USE PERMITS for the following: 1) retail as primary use; and 2) restaurant as primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access to a local street (Palmyra Avenue); 2) landscaping; 3) modified driveway design standards; and 4) increase wall height.
DESIGN REVIEW for a commercial center. Generally located on the northwest corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Design review for lighting and signage as a public hearing;**
- **Drive-thrus are prohibited;**
- **Plant large trees along west property line and along Palmyra Avenue;**
- **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; and that the use permits, waivers of development standards, and design review must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- Up to 2 driveways shall be provided along Rainbow Boulevard;
- Drainage study and compliance;
- Traffic study and compliance.

WAIVER OF DEVELOPMENT STANDARDS #1 AND #3C THROUGH #3E WERE DENIED.

WAIVER OF DEVELOPMENT STANDARDS #2E WAS WITHDRAWN.

61. VS-23-0432-SDMI RAINBOW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)

APPROVED.

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 to ensure that the right-of-way line is at the back of sidewalk.

62. TM-23-500090-SDMI RAINBOW, LLC:
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.8 acres in a C-P (Office and Professional) Zone. Generally located on the northwest side of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/bb/syp (For possible action)

APPROVED.

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

- Up to 2 driveways shall be provided along Rainbow Boulevard;
- Drainage study and compliance;
- Traffic study and compliance.

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 #0162-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

APPEALS

63. AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:
HOLDOVER APPEAL USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until July 17, 2024 to complete the building permit and inspection process with any extension of time to be a public hearing;**
- **Until July 17, 2024 to review as a public hearing;**
- **Increase the number of fly traps to 12 with a majority to be placed along the east wall.**
- **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.**

Public Works - Development Review

- **Compliance with previous conditions.**

64. UC-23-0316-SMITH, KIMBERLY:
APPEAL USE PERMITS for the following: 1) allow clients to a home occupation (equine therapy) where not permitted; 2) allow non-family members as employees in conjunction with a home occupation; and 3) allow a home occupation to be conducted outside where not permitted in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 460 feet south of Farm Road, 170 feet east of Sisk Road within Lone Mountain. MK/md/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **6 month administrative review through the Commissioner’s office with a copy to Comprehensive Planning;**
- **1 year to review as a public hearing;**
- **Limit hours to 8:30 a.m. to 3:00 p.m.;**
- **Maximum 5 patients per day;**
- **Limited to a maximum of 3 horses;**
- **Vehicles not registered to the residence are limited to a maximum of 3 at any one time;**

- **Parking of vehicles for employees and patients is limited to on-site only and only on areas with asphalt pavement.**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

AGENDA ITEMS

65. AG-23-900404: Discuss the new naming conventions for zoning districts resulting from the adoption of the rewrite of Title 30 on August 2, 2023, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

66. AG-23-900405: Discuss the Tree Fund Policy resulting from the adoption of the rewrite of Title 30 on August 2, 2023, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

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.