

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, APRIL 17, 2024

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

CALL TO ORDER

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 03/20/24.

ROUTINE ACTION ITEMS (4 – 6): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-24-0070-TEMPLETON DEVELOPMENT CORPORATION:
DESIGN REVIEW for modifications to an approved single family residential development on 7.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/tpd/ng (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

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 City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

5. AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and waive applicable design standards for accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and finished grade on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Until July 17, 2024 to review as a public hearing for completion of the school zone flasher installation;**
- **Compliance with previous conditions.**

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 #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

6. WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway throat depth; 2) reduce driveway departure distance; and 3) allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Clark County Water Reclamation District (CCWRD)

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

NON-ROUTINE ACTION ITEMS (7 – 29): These items will be considered separately.

7. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:

HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public, and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

HELD - 05/22/24 - per the applicant.

8. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:

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

HELD - 05/22/24 - per the applicant.

9. UC-23-0894-EASTWOOD, LLC:
USE PERMIT for an independent living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for an access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width; and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

- **1 year to review from issuance of a business license.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

- **CCFD may not be able to support this design due to the lack of adequate fire/emergency vehicle access to, on and around the site, the lack of adequate fire protection present and a meeting with CCFD may be required to determine whether any of these issues can be resolved;**
- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to show fire hydrant locations on-site and within 750 feet; to show on-site fire lane, turning radius, and turnarounds; 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; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that 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.**

WAIVERS OF DEVELOPMENT STANDARDS #6 AND #7 WERE DENIED.

10. VS-24-0035-STRIP REAL ESTATE THREE, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue;
- 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.

11. UC-24-0034-STRIP REAL ESTATE THREE, LLC:
HOLDOVER USE PERMITS for the following: 1) parking lot; and 2) outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway geometrics; 2) reduce parking lot landscaping; 3) reduce buffer; and 4) alternative street landscaping.
DESIGN REVIEWS for the following: 1) parking lot; and 2) outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 and AE-70) Overlay. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

- **Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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; and that fire/emergency access must comply with the Fire Code as amended.**

WAIVER OF DEVELOPMENT STANDARDS #3A WAS WITHDRAWN.

12. VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:
VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action)

HELD - 05/08/24 - per the applicant.

13. UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:
USE PERMITS for the following: 1) existing place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.
DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise.
MN/bb/syp (For possible action)

HELD - 05/08/24 - per the applicant.

14. 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)

WITHDRAWN - without prejudice.

15. PA-23-700039-BD EQUITIES, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action)

ADOPTED.

16. ZC-23-0767-BD EQUITIES, LLC:
ZONE CHANGE to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway standards; 2) allow access to a local street; and 3) allow modified on-site loading design and improvement standards.
DESIGN REVIEWS for the following: 1) office/warehouse complex; and 2) finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue 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;**
- **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.**
- **The County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Applicant to install "No Parking" signs on Cougar Avenue;**
- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0309-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. VS-23-0768-BD EQUITIES, LLC:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street, and a portion of right-of-way being Arville Street located between Wigwam Avenue and Cougar Avenue (previously not notified) within Enterprise (description on file). JJ/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

18. PA-23-700055-GTL PROPERTIES, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

HELD - 05/08/24 - per the applicant.

19. ZC-23-0931-GTL PROPERTIES LLC:
HOLDOVER ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a restaurant; and 3) a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

HELD - 05/08/24 - per the applicant.

20. ZC-23-0928-BISMI SERIES HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)

HELD - 05/22/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

21. VS-23-0929-BISMI SERIES HOLDINGS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

HELD - 05/22/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

22. ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:
ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

23. UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:
USE PERMITS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking landscape islands; and 2) driveway geometrics.
DESIGN REVIEWS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **2 years to review from issuance of a business license to evaluate compliance with all conditions;**
- **Hours of operation limited to 8:00 a.m. to 7:00 p.m.;**
- **Hours of operation for all mechanical work limited to 8:00 a.m. to 5:00 p.m.;**
- **Medium trees, not large trees, are to be planted along Walnut Road;**
- **Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;**
- **A minimum 5 foot wide walkway shall be provided between Building A and Building B;**
- **A minimum of 9 mesh screens shall be added on the building façade along Hermosillo Street with the screens located between the proposed large trees;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a certificate of compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Applicant to install "No Parking" signs on both sides of Walnut Road.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

24. ZC-24-0067-DESERT INN SQUARE, LLC:
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.**

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 #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

25. VS-24-0069-DESERT INN SQUARE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

26. WS-24-0068-DESERT INN SQUARE LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; 2) reduce parking lot landscaping; 3) increase wall height; 4) allow modified driveway design standards; and 5) reduced street width.
DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; and 2) retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant to install a pedestrian gate in the southwest portion of the property to provide access to/from park to the west;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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 #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

AGENDA ITEMS

27. AG-24-900187: Receive the required 2 year review of the Summerlin South Development Agreement. JJ/jor (For possible action)

REPORT RECEIVED.

28. AG-24-900210: Consider a request for reconsideration of ET-24-400012 (NZN-21-0128) and direct staff accordingly. MN/sr (For possible action)

REQUEST FOR RECONSIDERATION APPROVED - public hearing scheduled for 05/22/24.

ORDINANCE – INTRODUCTION

29. ORD-24-900010 Introduce an ordinance to consider adoption of a Development Agreement with Fairmont Plaza Partners LLC for an industrial development on 5.0 acres, generally located north of Warm Springs Road and east of Buffalo Drive within Spring Valley. MN/lg (For possible action)

INTRODUCED - public hearing 05/08/24.

PUBLIC COMMENTS

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