

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, MAY 8, 2024

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

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

Board of County Commissioners' Zoning Meeting minutes for 04/03/24.

ROUTINE ACTION ITEMS (4 – 30): 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. ET-24-400021 (UC-20-0338)-ASSOCIATION BUDDHIST CENTER USA INC:
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) driveway geometrics; and 3) departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nai/ng (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Until June 16, 2026 to commence or the application will expire unless extended with approval of an extension of time;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:
DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: 1) a proposed shopping center; and 2) finished grade on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 4, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

6. ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) alcohol sales, liquor – packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics. DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east side of Durango Drive within Enterprise. JJ/my/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until April 4, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised a substantial change in circumstances or regulations application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-24-400030 (NZC-20-0545)-M E 52 PARTNERS, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.6 acres from an R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to an RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/mh/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until March 3, 2026 to complete or the application will expire unless extended with approval of an extension of time;**
- **Annex into the Mountain's Edge Master Homeowner's Association;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

8. UC-24-0078-NEVADA SPEEDWAY LLC:
USE PERMITS for the following: 1) outdoor storage; and 2) auction in conjunction with an existing motor vehicle racetrack on a portion of 990.2 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/nai/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Within the Accident Potential Zone (APZ), no gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.**
- **Applicant is advised that 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 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.**

9. VS-24-0076-LVS MOB, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/rr/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

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

Fire Prevention Bureau

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

10. WS-24-0075-LVS MOB, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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; 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 for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

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.

11. WS-24-0006-COUNTY OF CLARK (PK & COMM SERV):
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce departure distance; 2) reduce approach distance; 3) driveway width; and 4) throat depth.
 DESIGN REVIEW for a proposed fire station on a 1.0 acre portion of 4.5 acres in a PF (Public Facilities) Zone. Generally located on the Northeast corner of Lana Drive and Pancho Villa Drive within Paradise. TS/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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; 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 coordinate with Public Works - Development Review Division for the location of the trash enclosure.**

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 #0361-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

12. PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:
 PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action)

ADOPTED.

13. ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
 ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
 AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping (no longer needed); 2) wall height; 3) reduce lot area (no longer needed); 4) reduce setbacks; 5) increase fill; 6) attached sidewalks; and 7) driveway geometrics.
 DESIGN REVIEWS for the following: 1) alternative building design standards; and 2) a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Provide small shrubs within the tier space of the retaining walls;**
- **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 within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- No additional drivable surfaces to be installed on each side of the driveways.
- 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.

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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
 VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp
 (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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.

16. TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:
TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- No additional drivable surfaces to be installed on each side of the driveways.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Remove Silent Peak Court from the map, bubble streets less than 100 feet in length shall not be named;
- Tranquil Cove Street is a cul-de-sac and shall have the suffix of Court.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. PA-24-700001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action)

ADOPTED.

18. ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone for a proposed office/warehouse and distribution complex within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/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; 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 #0066- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 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; 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

- Traffic study and compliance.
- 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; 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 #0066-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. **ZC-23-0665-WHTBX DECATUR, LLC:**

HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Comply with approved drainage study PW23-15174;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Post Road;**
- **Applicant to construct a median on Post Road at signalized intersection.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb 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 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;**
- **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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0362-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. VS-23-0666-WHTBX DECATUR, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 Post Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb 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.

22. ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:
ZONE CHANGE to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0067-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

23. VS-24-0043-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Dollar Court (alignment) and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). JJ/sd/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

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording;**
- **Right-of-way dedication to include 25 feet to the back of curb for Post Road, 45 feet to the back of curb for Fort Apache Road 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;**
- **Coordinate with Public Works - Traffic Management Division for the design and construction of a worm island on Fort Apache Road.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the recordation of this vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

24. WS-24-0042-HUNTINGTON LLC SERIES VI & LET IT GROW LLC:
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a daycare facility on 1.5 acres in a Commercial Neighborhood (CN) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley. JJ/sd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of 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; 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 25 feet to the back of curb for Post Road, 45 feet to the back of curb for Fort Apache Road 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;
- Coordinate with Public Works - Traffic Management Division for the design and construction of a worm island on Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

25. ZC-24-0074-KANTOR, RANDY & JOEY:

ZONE CHANGE to reclassify 0.7 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the west side of Boulder Highway and the north side of English Avenue within Whitney (description on file). JG/rk/ng (For possible action)

APPROVED.

26. ZC-24-0100-CMR REALTY, LLC:

ZONE CHANGE to reclassify 7.1 acres from an Industrial Light (IL) Zone and a Commercial Resort (CR) Zone to a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise (description on file). JJ/md (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. VS-24-0101-CMR REALTY, LLC:
 VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

28. WS-24-0102-CMR REALTY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) a commercial complex on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Reconstruct any unused driveways with full off-site improvements.**
- **Applicant is advised that off-site improvement permits may be required.**

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 30.02.26B 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; and that the FAA's**

airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. TM-24-500027-CMR REALTY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.1 acres in a CG (Commercial General) Zone. Generally located 135 feet south of Spring Mountain Road and the west side of Procyon Street within Paradise. JJ/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement 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 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 #0121-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. ORD-24-900010: Conduct a public hearing on 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)

ADOPTED.

NON-ROUTINE ACTION ITEMS (31 – 54): These items will be considered separately.

31. SDR-24-0099-LODGE AT BLUE DIAMOND LAND, LLC
SIGN DESIGN REVIEWS for signage in conjunction with an existing restaurant and related services on 1.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street within Enterprise. JJ/jba/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.**

32. ET-24-400027 (UC-18-0235)-BP DURANGO LP:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/rp/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until November 16, 2025 to commence to match the expiration date of ADR-23-900496;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

33. UC-24-0013-LEADING EDGE VENTURES LLC:
HOLDOVER USE PERMIT for an airstrip.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase non-decorative security fence height; 2) eliminate on-site landscaping; 3) eliminate parking area landscaping; and 4) eliminate buffering and screening.
DESIGN REVIEW for an airstrip on a 40.2 acre portion of a 242.4 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located 4.1 miles east of the Nye/Clark County border and 1.1 miles north of SR 160 within the Northwest County Planning Area. JJ/md/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Design review for future buildings;**
- **Any use of the property other than an airstrip facility for landing, take-off, and parking of planes shall require a new land use application;**
- **Prior to 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.**
- **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;**
- **Provide paved legal access or alternative, approved by the Division of Air Quality.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Department of Aviation

- **Prior to the issuance of building or grading permits, applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157 and receive a No Objection or a No Objection With Provisions from the FAA;**
- **Applicant must comply with all FAA requirements and recommendations.**
- **Applicant is advised that all aircraft noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this airstrip.**

Fire Prevention Bureau

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

34. UC-24-0054-J P MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:
USE PERMIT for an exotic/wild animal in conjunction with an existing single family residence on 2.6 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Oquendo Road, approximately 620 feet east of Lamb Boulevard within Paradise. JG/dd/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to commence and review as a public hearing;**
- **Applicant to provide a copy of safety plan, submitted to and approved by Clark County Animal Protection Services, to Comprehensive Planning for addition into the project record.**
- **Applicant is advised within the specified time 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.**

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.**

Clark County Animal Protection Services

- **Inspection by Animal Protection Services to be conducted within 40 days of approval of the special use permit;**
- **Applicant must obtain an exotic or wild animal permit from Animal Protection Services prior to transporting, exhibiting in public or private, or keeping the animal(s) within unincorporated Clark County.**

35. UC-24-0089-NEVADA SPEEDWAY, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping; and 3) off-site improvements.

DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

HELD - 06/05/24 - per the applicant.

36. UC-24-0098-ANNIE OAKLEY INVESTORS, LLC:

USE PERMITS for the following: 1) vehicle rental, and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscape area; 2) eliminate significant trees; 3) reduce throat depth; 4) reduce driveway departure; and 5) reduce driveway approach distance.

DESIGN REVIEW for a proposed electric vehicle (automobile), maintenance, and repair/paint and body shop on 5.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northwest corner of Annie Oakley Drive and Post Road within Paradise. JG/jor/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant shall submit a zoning compliance to ensure landscaping that cannot be planted due to utilities is planted elsewhere on the site;
- Applicant shall provide a report depicting the number of significant trees and the number of trees that can be saved and preserved on the property;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; 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;
- Gate at the northern driveway on Annie Oakley Drive to remain egress only;
- Internal gate adjacent to the southern driveway on Annie Oakley Drive to remain egress only.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

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

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 #0119-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:
HOLDOVER 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)

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 for Rancho Destino Road, and 25 feet for Frias Avenue and associated spandrel;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

38. UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:

HOLDOVER 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)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **3 years to review;**
- **For Special Use Permits #2 through #5, only 1 temporary outdoor commercial event per calendar year shall be allowed for any event relying upon one or more of said Special Use Permits;**
- **Live entertainment pursuant to Special Use Permit #5 shall only be allowed until 11:00 p.m. on Friday and Saturday;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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;**
- **Right-of-way dedication to include 25 feet for Frias Avenue, 25 feet for Rancho Destino Road and associated spandrels;**

- **Applicant to install "No Parking" signs on streets fronting APNs 177-28-401-005 and 177-28-401-006.**

WAIVER OF DEVELOPMENT STANDARDS #5 (FENCE SETBACK) WAS WITHDRAWN.

39. WS-24-0071-MOAPA VALLEY PROPERTIES, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) full off-site improvements; and 3) parking lot landscaping.
 DESIGN REVIEWS for the following: 1) restaurant with drive-thru and outdoor seating; and 2) fuel canopy addition on 8.9 acres in a CG (Commercial General) Zone. Generally located on the east side of Lewis Ranch Road and the south side of Interstate 15 within Moapa. MK/rr/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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; 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 for Lewis Ranch Road;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.**

40. WS-24-0091-RUSSELL DECATUR CROSSING, LLC:
 WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
 DESIGN REVIEW for a modification to an approved shopping center on 12.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Russell Road, 270 feet west of Decatur Boulevard within Spring Valley. MN/jud/ng (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **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; 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

- **Traffic study and compliance.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

41. **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 - 05/22/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

42. 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 - 05/22/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.
43. ZC-24-0085-HUANG SUJUAN:
 ZONE CHANGE to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action)
HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.
44. WS-24-0086-HUANG, SUJUAN:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.
 DESIGN REVIEW for a multiple family residential development on a portion of 1.0 acre in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action)
HELD - No Date - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on an agenda.

APPEALS

45. UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:
 HOLDOVER APPEAL AMENDED USE PERMITS for the following: 1) increase the area of a proposed casita; and 2) allow an accessory structure not architecturally compatible with the principal building.
 WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action)
APPROVED-APPEAL DENIED.
CONDITIONS OF APPROVAL -
- **Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection;**
 - **Casita limited to 1,500 square feet;**
 - **Prior to the issuance of a grading or building permit, approval from the Southern Nevada Health District for septic is required.**

- 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 the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

USE PERMIT #1 WAS DENIED.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN.

46. WS-24-0026-VELAZQUEZ, RODOLFO & PEREZ, ARELYS ARJONA:
 APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) exterior colors.

DESIGN REVIEWS for the following: 1) an attached addition; and 2) an accessory structure in conjunction with a single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Desmond Avenue, 120 feet west of Skyland Drive within Paradise. JG/tpd/ng (For possible action)

APPROVED-APPEAL GRANTED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Applicant to submit for all necessary building permits with the Building Department within 60 days from date of approval of this application.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 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 #1C AND #2, AND DESIGN REVIEW #2 WERE WITHDRAWN.

ORDINANCES – INTRODUCTION

47. ORD-24-900058: Introduce an ordinance to consider adoption of a Development Agreement with Diamante Canyon LLC for a Commercial Development on 2.6 acres, generally located south of Blue Diamond Road and west of Grand Canyon Drive within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

48. ORD-24-900081: Introduce an ordinance to consider adoption of a Development Agreement with LH Ventures, LLC & Cankids Investments 2012, LLC for a single family residential development on 22.5 acres, generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

49. ORD-24-900097: Introduce an ordinance to consider adoption of a Development Agreement with LV WS Cimarron, LLC for a multiple family residential development on 13.7 acres, generally located south of Warm Springs Road and east of Cimarron Road within Spring Valley. MN/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

50. ORD-24-900117: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single family residential development on 4.4 acres, generally located east of Haven Street and north of Frias Avenue within Enterprise. MN/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

51. ORD-24-900141: Introduce an ordinance to consider adoption of a Development Agreement with Toll South LV LLC for a single family residential development on 5.0 acres, generally located south of Windmill Lane and east of Cimarron Road within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

52. ORD-24-900159: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 2.4 acres, generally located north of Richmar Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

53. ORD-24-900160: Introduce an ordinance to consider adoption of a Development Agreement with Beazer Homes Holdings, LLC for a single family residential development on 6.3 acres, generally located north of Pyle Avenue and west of Valley View Boulevard within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 05/22/24.

54. ORD-24-900185: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on February 7, 2024, February 21, 2024, and March 6, 2024. (For possible action)

INTRODUCED - public hearing 05/22/24.

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.