

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, OCTOBER 2, 2024**

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**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.

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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 09/04/24.**

**ROUTINE ACTION ITEMS (4 – 15):** 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. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:  
WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

**HELD - 11/06/24 - per the applicant.**

5. UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:  
HOLDOVER USE PERMITS for the following: 1) emergency/urgent care facility; 2) gas station; and 3) motel with transient and non-transient stays.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; 2) eliminate and reduce buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway departure distance.  
DESIGN REVIEWS for the following: 1) shopping center; and 2) motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -  
Comprehensive Planning**

- **Provide screening on the egress gate along the western property line;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**

- Applicant is advised that 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; a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**USE PERMIT #3 AND DESIGN REVIEW #2 WERE WITHDRAWN WITHOUT PREJUDICE.**

6. TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:  
 HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/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;
- Traffic study and compliance;

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

7. UC-24-0399-TENAYA LOFTS, LLC:

HOLDOVER USE PERMIT for live-work dwellings.

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.

DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Developer agrees to plant ivy on the northern elevation of Buildings F1 and D1, which face the residential development to the north;
- Developer will ascertain whether the existing 6 foot block wall to the north of the site is engineered as such to allow an additional 2 courses to be added to the overall height of the wall and if the engineering allows, developer agrees to provide and install the additional 2 courses for residents who request an increase in height;
- Developer agrees to limit construction to Monday through Friday within normal “Daytime Hours” as defined by Title 30;
- Developer agrees to secure the 10 foot wide landscaped area between Buildings F1 and D1 by a locked gate;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;

- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Compliance with most recent recorded airport-related deed restrictions for APN's 163-34-411-011, 163-34-411-012.
- 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 residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

8. VS-24-0277-PALM PROPERTIES, LLC:  
 HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

**HELD - 11/06/24 - per the applicant.**

9. WS-24-0276-PALM PROPERTIES, LLC:  
 HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards. DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

**HELD - 11/06/24 - per the applicant.**

10. WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:  
 AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping (no longer needed); and 3) reduce parking lot landscaping (no longer needed).  
 DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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.

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

11. ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:  
ZONE CHANGE to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements; and 90 days to record said separate document for the Cottonwood Cove improvement project.

**Clark County Water Reclamation District (CCWRD)**

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

12. ORD-24-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MTL Trust for an industrial development on 4.3 acres, generally located west of Mann Street and north of Oleta Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

13. ORD-24-900463: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Cactus LLC for an industrial development on 3.8 acres, generally located west of Redwood Street and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

**ADOPTED.**

14. ORD-24-900551: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on July 17, 2024. (For possible action)

**ADOPTED.**

15. ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024 and Assessor's Books 125, 163, 176 and 177. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (16 – 24):** These items will be considered separately.

16. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:  
HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

**HELD - 11/06/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

17. VS-24-0390-DBAC, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/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**

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **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.**

18. WS-24-0391-DBAC, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) eliminate off-site improvements (streetlights). DESIGN REVIEW for a proposed single-family residential subdivision on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Full off-site improvements along Valley View Boulevard and Eldorado Lane;**
- **Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;**
- **Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **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.**

**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;
- For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion that lies within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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 residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.**



19. **TM-24-500078-DBAC, LLC:**  
TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/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**

- Full off-site improvements along Valley View Boulevard and Eldorado Lane;
- Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;
- Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

**Department of Aviation**

- For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;

- For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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 residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

20. WS-24-0419-MEEKRAT HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.

DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

**HELD - 11/06/24 - per the applicant.**

21. WS-24-0437-MFE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffer landscaping; 4) modify residential adjacency standards; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;

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

**Fire Prevention Bureau**

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**WAIVER OF DEVELOPMENT STANDARDS #4C WAS WITHDRAWN.**

**AGENDA ITEM**

22. AG-24-900634: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

**STAFF DIRECTED.**

**ORDINANCES – INTRODUCTION**

23. ORD-24-900471: Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

**INTRODUCED - public hearing 10/16/24.**

24. ORD-24-900591: Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

**INTRODUCED - public hearing 10/16/24.**

**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.