

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, OCTOBER 16, 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 09/18/24.

ROUTINE ACTION ITEMS (4 – 11): 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-24-400094 (UC-22-0059)-BRUNDY, NEIL A. & DIXIE F. REV TR:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) salvage yard; and 2) recycling center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.
DESIGN REVIEW for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an IH (Industrial Heavy) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor Planning Area. MK/rp/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until March 30, 2025 to review or the application will expire unless the application for review is extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.
DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until August 3, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

6. ET-24-400098 (Nzc-21-0678)-SVIC LAND, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 143.0 acres from an R-U (Rural Open Land) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-F (Public Facility) Zone to an M-D (Designed Manufacturing) Zone for future warehouse development. DESIGN REVIEW for a conceptual distribution center. Generally located on the north and south sides of SR 161 and the east and west sides of I-15 within South County (description on file). JJ/jm/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 7, 2026 to complete or the application will expire unless extended with approval of an extension of time.**
- **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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. ET-24-400097 (DR-22-0572)-SVIC LAND, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a distribution center; and 2) finished grade on 33.1 acres in an IP (Industrial Park) Zone. Generally located on the north side of SR 161(alignment) and the west side of I-15 within South County. JJ/jud/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 7, 2026 to commence or the application will expire unless extended with approval of an extension of time.**

- 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

8. UC-24-0466-JDR OWNER, LLC:

USE PERMIT for modifications to an existing resort hotel (Fontainebleau).

DESIGN REVIEW for modifications to an existing resort hotel (Fontainebleau) on 22.7 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Elvis Presley Boulevard within Winchester. TS/jud/kh (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.

Fire Prevention Bureau

- Ensure that the required Fire Access Lane width is not restricted to less than 24 feet wide.

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. PA-24-700017-ESPARZA HUMBERTO:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 6.0 acres. Generally located on the south side of Bilpar Road and the west side of Rio Vista Street within Lone Mountain. MK/rk (For possible action)

ADOPTED.

10. ZC-24-0474-GKT 5, LLC & ARNOLD, ALAN J. TRUST:

ZONE CHANGE to reclassify 6.47 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone for a future light industrial development. Generally located on the west side of Tenaya Way and the south side of Arby Avenue (alignment) within Spring Valley (description on file). MN/rk/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Public Works - Development Review

- **Coordinate with the adjacent parcel APN 176-03-402-001 for access with the vacation of Monte Cristo Way alignment.**

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 to show fire hydrant locations on-site and within 750 feet.**

Clark County Water Reclamation District (CCWRD)

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

11. ORD-24-900471: Conduct a public hearing on 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)

ADOPTED.

NON-ROUTINE ACTION ITEMS (12 – 43): These items will be considered separately.

12. UC-24-0460-GONZALEZ, DIMAS:
USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 11/20/24 - per Commissioner McCurdy.

13. VS-24-0457-DBAC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

HELD - 11/20/24 - per the applicant.

14. WS-24-0456-DBAC, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 11/20/24 - per the applicant.

15. TM-24-500096-DBAC, LLC:
TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 11/20/24 - per the applicant.

16. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

HELD - 11/20/24 - per the applicant.

17. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

HELD - 11/20/24 - per the applicant.

18. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
TENTATIVE MAP consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

HELD - 11/20/24 - per the applicant.

19. WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:
WAIVER OF CONDITIONS of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a CG (Commercial General) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised 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 #0265-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

20. VS-24-0469-HGA HOLDINGS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back-of-curb for Maule Avenue, 25 feet to the back-of-curb for Redwood Street, 35 feet to the back-of-curb for Badura Avenue 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;
- Revise legal description, if necessary, prior to recording;
- Vacation to be recordable prior to building permit issuance or applicable map submittal.

21. WS-24-0468-HGA HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce driveway throat depth; and 3) reduce driveway departure distance.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility on 5.0 acres in a CG (Commercial General) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (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 a Certificate of Compliance and a tree fee-in-lieu will be required for any required tree waived.
- 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 Maule Avenue, 25 feet to the back-of-curb for Redwood Street, 35 feet to the back-of-curb for Badura Avenue 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.**
- **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

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised 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 #0265-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

22. **WS-24-0433-HAPPY MINER, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) reduce parking lot landscaping; 3) setbacks; and 4) alternative driveway geometrics.
DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone. Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (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.

23. **WS-24-0459-CITY LIGHT CHURCH, INC.:**

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights) in conjunction with an approved place of worship on 4.03 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/dd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Install conduit and pull boxes for streetlights along Teco Avenue.**

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 to show fire hydrant locations on-site and within 750 feet.**

24. WS-24-0470-PSEN HOLDINGS, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) full off-site improvements for a proposed single-family residential subdivision on 1.27 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Annie Oakley Drive, 440 feet north of Russell Road within Paradise. JG/mh/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Payment of the tree fee-in-lieu is required for any required trees waived.**
- **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

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

Department of Aviation

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

Fire Prevention Bureau

- **Applicant to 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.**

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 #0391-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

25. PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:

PLAN AMENDMENT to redesignate the land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 5.0 acres. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/al (For possible action)

ADOPTED.

26. ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:
ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

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;**
- **All proposed single-family residential submittals will comply with Code requirements for residential streets;**
- **503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;**
- **The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for Fire Apparatus Roads serving 1 and 2 family dwellings.**
- **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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0345-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

27. VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/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 25 feet to the back-of-curb for Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street;**
- **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.

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;
- All proposed single-family residential submittals will comply with Code requirements for residential streets;
- 503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for Fire Apparatus Roads serving 1 and 2 family dwellings.
- 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 has existing or proposed assets within the area proposed to be vacated per VS-24-0418; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to CCWRD.

28. PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:
 PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Oquendo Road, 630 feet east of Fort Apache Road within Spring Valley. JJ/rg/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- CC & Rs to require residents park in garages and restricting the use of garages for storage only, and no parking on driveways measuring 5 feet in length;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that within 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

- Post “No Parking” signs on Oquendo Road to the satisfaction of the Department of Public Works;
- 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 Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street.
- 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.

29. TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:

TENTATIVE MAP consisting of 94 single-family attached residential lots and common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/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

- Post “No Parking” signs on Oquendo Road to the satisfaction of the Department of Public Works;
- 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 Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street.
- 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;
- All streets shall have approved street names and suffixes.

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;
- All proposed single-family residential submittals will comply with Code requirements for residential streets;

- **503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;**
- **The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for Fire Apparatus Roads serving 1 and 2 family dwellings.**
- **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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0345-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

30. **ZC-24-0427-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify a 4.31 acre portion of 8.60 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

31. **VS-24-0429-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/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.**

32. WS-24-0428-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) residential adjacency standards; 3) increase retaining wall height; 4) reduce street landscaping; 5) allow attached sidewalk; and 6) reduce back-of-curb radius.

DESIGN REVIEW for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (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 a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.**
- **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;**
- **Full off-site improvements.**
- **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.**

Fire Prevention Bureau

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

33. **TM-24-500087-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/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;
- Full off-site improvements.
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

35. VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/kh (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

- **Detached sidewalks to be provided along Agate Avenue and Warbonnet Way to the satisfaction of the Department of Public Works;**
- **Right-of-way dedication for detached sidewalks to include 25 feet for Agate Avenue measured from back-of-curb, 25 feet for Warbonnet Way measured from back-of-curb, and associated spandrel;**
- **Right-of-way dedication for attached sidewalks to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way, and associated spandrel;**
- **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. 90 days to record said separate document for the Cimarron Road improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

36. WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/r/r/kh (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 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

- Detached sidewalks to be provided along Agate Avenue and Warbonnet Way to the satisfaction of the Department of Public Works;
- Right-of-way dedication for detached sidewalks to include 25 feet for Agate Avenue measured from back-of-curb, 25 feet for Warbonnet Way measured from back-of-curb, and associated spandrel;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for attached sidewalks to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way, and associated spandrel;
- 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. 90 days to record said separate document for the Cimarron Road improvement project.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised fire/emergency access must comply with the Fire Code as amended; and that 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

37. **TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
TENTATIVE MAP consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (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

- **Detached sidewalks to be provided along Agate Avenue and Warbonnet Way to the satisfaction of the Department of Public Works;**
- **Right-of-way dedication for detached sidewalks to include 25 feet for Agate Avenue measured from back-of-curb, 25 feet for Warbonnet Way measured from back-of-curb, and associated spandrel;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication for attached sidewalks to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way, and associated spandrel;**
- **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. 90 days to record said separate document for the Cimarron Road improvement project.**

Building Department - Addressing

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

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.**

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 #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

38. ZC-24-0453-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:
ZONE CHANGE to reclassify 5.17 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley (description on file). JJ/rg (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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

39. VS-24-0454-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:
VACATE AND ABANDON easements of interest to Clark County located between Tall Tree Street and El Capitan Way, and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rg/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 25 feet to the back-of-curb for Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

40. WS-24-0455-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/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

- Continue to work with Public Works - Development Review on the back-of-curb radius for Lot 1;
- 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 Rochelle Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant 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.

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 #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

41. TM-24-500095-GRUBER, SANDRA C. & JOHN & GRUBER, BRADFORD A. & JEANNINE V.: TENTATIVE MAP consisting of 40 single-family residential lots and 4 common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Rochelle Avenue, 330 feet west of El Capitan Way within Spring Valley. JJ/rg/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

- Continue to work with Public Works - Development Review on the back-of-curb radius for Lot 1;
- 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 Rochelle Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **All streets shall have approved street names and suffixes.**

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.**

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 #0139-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

AGENDA ITEM

42. AG-24-900669: Discuss the planning and development of the Las Vegas Valley Rim Trail, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCE

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

ADOPTED - as amended.

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.