

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, FEBRUARY 3, 2021

1. Public Comments - Comments by the General Public. 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.
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 01/06/21.

ROUTINE ACTION ITEMS (4 – 26): These items may be considered in one hearing and in one motion. Any person representing an application who does not agree with the conditions recommended 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. All remaining items are subject to the conditions listed on each agenda item for the application type.

4. DR-20-0573-GREYSTONE NEVADA, LLC:
DESIGN REVIEW for a final grading plan for a hillside development (slopes greater than 12%) in conjunction with a previously approved single family residential development on 41.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) with Enterprise. JJ/md/jd (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0566-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

5. AR-20-400159 (UC-20-0087)-ROBERTS NINA K REVOCABLE TRUST & ROBERTS NINA K TRS:
USE PERMIT FIRST APPLICATION FOR REVIEW for an existing vehicle maintenance (automobile) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; 2) alternative design standards; 3) increase fence height; and 4) allow temporary signs (banner) to be permanent.
DESIGN REVIEWS for the following: 1) vehicle maintenance (automobile) facility; and 2) signage on 0.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. TS/md/jd (For possible action)

HELD - 02/17/21 - per Commissioner Segerblom.

6. AR-20-400161 (UC-18-0793)-PHW LV, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) permit an accessory use (retail booth) to not have primary access through a resort hotel; and 2) deviations per plans on file.
DEVIATIONS for the following: 1) permit retail sales (gelato stand) to be conducted outside and not within an enclosed building; and 2) all other deviations per plans on file.
DESIGN REVIEWS for the following: 1) a retail booth (gelato stand); and 2) modifications to an approved comprehensive sign package in conjunction with an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Harmon Avenue within Paradise. JG/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Remove the time limit.**

7. ET-20-400154 (NZC-0052-17)-BELTWAY DEWEY, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until February 3, 2023 to complete.**
- **Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

8. ET-20-400156 (VS-18-0094)-DBAC, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Maule Avenue and CC 215, and between Hinson Street and Arville Street and a portion of right-of-way being Pamalyn Avenue between Hinson Street and Arville Street within Enterprise (description on file). MN/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until March 21, 2023 to record.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

9. ET-20-400158 (VS-18-0589)-DBAC, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Maule Avenue and CC 215, and between Schirlls Street (alignment) and Schuster Street (alignment) within Enterprise (description on file). MN/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until September 18, 2023 to record.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

10. ET-20-400150 (WS-18-0108)-DBAC, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) waive landscaping along a collector street (Maule Avenue); 2) increase wall height; 3) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 4) reduce street intersection off-sets; and 5) allow non-standard street sections in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade on 12.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the west side of Hinson Street and the north side of Maule Avenue within Enterprise. MN/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until March 21, 2023 to commence;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

11. ET-20-400162 (WS-18-0812)-SHERREL KIRK, INC.:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a grocery store and a gasoline station on a portion of 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lewis Ranch Road and the south side of I-15 within Moapa. MK/jor/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 5, 2022 to commence.**

- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

12. UC-20-0525-WALTERS GROUP:

USE PERMITS for the following: 1) retail sales (coffee stand) that does not primarily service customers/employees of a business park; 2) allow exterior advertising for a retail business; and 3) increase floor area for a retail business.

DESIGN REVIEW for a retail building (coffee stand) with drive-thru service on 0.5 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 560 feet west of Cimarron Road within Spring Valley. MN/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Compliance with queuing plans on file;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

13. UC-20-0572-FTH NEVADA INC:

USE PERMIT for a proposed marijuana establishment (dispensary) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Hours of operation limited to 8:00 a.m. to 12:00 a.m.;**
- **A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;**
- **To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.**

- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance;
- Grant pedestrian access easements at the driveway locations.

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.

14. UC-20-0586-FTH NEVADA INC:
 USE PERMIT for a proposed marijuana establishment (retail marijuana store) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Hours of operation limited to 8:00 a.m. to 12:00 a.m.;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance;
- Grant pedestrian access easements at the driveway locations.

15. VS-20-0552-MOUNTAIN WEST ASSOCIATES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

16. DR-20-0553-MOUNTAIN WEST ASSOCIATES, LLC:
DESIGN REVIEW for increased finished grade in conjunction with an approved single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Compliance with approved traffic study PW19-19198;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Pyle Avenue, 30 feet for Edmond Street and associated spandrels;

- If required by the Regional Transportation Commission (RTC), provide a bus turnout on the west side of Decatur Boulevard south of and as close as practical to Pyle Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 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.

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 #0292-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

17. VS-20-0562-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
 VACATE AND ABANDON easements of interest to Clark County located between Le Baron Avenue (alignment) and Mountains Edge Parkway (alignment) and Fort Apache Road and Grand Canyon Drive(alignment) within Enterprise (description on file). JJ/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

18. WS-20-0563-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a proposed single family residential development.
DESIGN REVIEWS for the following: 1) increased finished grade; and 2) a single family residential subdivision on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Expunge conditions associated with the Design Review for ZC-0454-13;
- 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;
- Compliance with Mountains Edge Design guidelines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

19. TM-20-500197-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:
TENTATIVE MAP consisting of 18 residential lots and 2 common lots on 2.5 acres in R-2 (Medium Density) zone. Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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 #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

20. WC-20-400160 (ZC-20-0257)-SIF BRASS SW PREMIER INDUSTRIAL CENTER, LLC: WAIVER OF CONDITIONS of a zone change requiring to provide cross-access to the undeveloped property to the north in conjunction with a proposed office/warehouse complex development on 9.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley. MN/nr/jd (For possible action)

APPROVED.

21. WC-20-400163 (ZC-1480-02)-TERRA AERO, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) site amenities such as benches, ornamental trash receptacles, and light fixtures; and 2) right-of-way dedication to include 50 feet for Jones Boulevard with 50 foot to 55 foot transition on 7.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/rk/jd (For possible action)

APPROVED.

22. ZC-20-0578-TERRA AERO, LLC:
ZONE CHANGE to reclassify 7.4 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) increased finished grade in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise (description on file). MN/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 feet for Bronco Street and associated spandrels.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0465-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

23. **WS-20-0540-CFT LANDS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements in conjunction with a minor subdivision on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Lindell Road and the south side of Robindale Road within Enterprise. MN/jt/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- This approval is for a temporary deferral of full off-site improvements for the sole purpose of allowing a minor subdivision map (parcel map) to record;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that full off-site improvements are required for the development of the parcels as required by the zone change and tentative map.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- 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.

24. WS-20-0554-LAS VEGAS PINBALL COLLECTORS CLUB:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased freestanding sign area; 2) increased wall sign area; and 3) increased average letter height for a wall sign.
 DESIGN REVIEW for signage in conjunction with a museum (pinball) on 1.8 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 375 feet south of Russell Road (alignment) within Paradise. JG/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Expunge all sign approvals associated with UC-19-0165;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Owner acknowledges that the proposed improvements are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any improvements related to this application or any past or future applications within the planned right-of-way at its own expense, in the event of a sufficient traffic impact upon Las Vegas Boulevard South;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- 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.

25. ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:

ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) increased finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)

HELD - 03/03/21 - per the applicant.

26. ORD-20-900340: Conduct a public hearing of an ordinance to consider adoption of a Development Agreement with Quarterhorse 18, LLC for a residential subdivision (Quarterhorse and Oleta) on 2.5 acres, generally located north of Oleta Avenue and east of Quarterhorse Lane within Enterprise. JJ/ab (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (27 – 53): These items will be considered separately. Anyone wishing to speak for or against an item should move to the first couple of rows and be prepared to speak when directed by the Board of County Commissioners.

27. ET-20-400155 (NZC-0387-08)-INDIAN SPRINGS INVESTMENTS, LLC:

ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 15.8 acres from R-T (Manufactured Home Residential) Zone to R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveways; 2) trash enclosures.

DESIGN REVIEW for an apartment complex. Generally located on the south side of Boulder Lane and the east side of Jet Street (alignment) within Indian Springs (description on file). RM/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until November 2, 2022 to commence;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

28. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

HELD - 02/17/21 - per the applicant.

29. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
USE PERMIT for a monorail (people mover system).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

HELD - 02/17/21 - per the applicant.

30. VS-20-0542-DURANGO HEALTH CENTER INC:
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Teco Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)

HELD - 02/17/21 - per Commissioner Naft.

31. UC-20-0541-DURANGO HEALTH CENTER INC:
USE PERMIT to allow offices as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards. DESIGN REVIEW for a proposed medical office building on 9.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of Post Road within Spring Valley. MN/rk/jd (For possible action)

HELD - 02/17/21 - per Commissioner Naft.

32. VS-20-0559-BUILDINGNV, LLC:
VACATE AND ABANDON a portion of a right-of-way being Lutts Street located between Guy Avenue and Brent Lane and a portion of right-of-way being Guy Avenue between Lutts Street and Jones Boulevard within Lone Mountain (description on file). MK/jvm/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Satisfy utility companies' requirements.**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- 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.

33. WS-20-0558-BUILDINGNV, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) waive partial off-site improvements (sidewalk and streetlights); 3) reduce the width of right-of-way dedication; and 4) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) increased finished grade on 10.0 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Minimum lot size is 15,000 square feet.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements for Jones Boulevard;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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.

34. TM-20-500196-BUILDINGNV, LLC:
TENTATIVE MAP consisting of 20 lots and common lots on 10 acres in an R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Jones Boulevard and the south side of Brent Lane within Lone Mountain. MK/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Minimum lot size is 15,000 square feet.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements for Jones Boulevard;**
- **If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;**
- **Right-of-way dedication to include 40 feet for Jones Boulevard, 30 feet for Brent Lane, 18 feet for Guy Avenue, and associated spandrels;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that the approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Current Planning Division - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided;**
- **The street labeled Private St 1 is an extension of Chestnut Run Avenue and shall maintain the same name.**

Building Department - Fire Prevention

- **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; that all gates required to be minimum 20 foot width over a minimum 24 foot width access lane; and to show fire hydrant locations on-site and within 300 feet of each home.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

35. WC-20-400152 (UC-18-0343)-COUNTY OF CLARK (LV CONV AUTH):
WAIVERS OF CONDITIONS of a use permit for the following: 1) owner to provide an intense landscape zone between the public sidewalks along Paradise Road and Elvis Presley Boulevard as a buffer to the marshalling areas of the exhibit area, the landscape zone will include a groundcover planting area at least 8 feet horizontally from the edge of the sidewalk with a secondary intense planting area of at least 12 additional feet, such that the total horizontal planting depth is no less than 20 feet from the public sidewalk; and 2) landscape zone to include a continuous solid decorative wall located approximately 20 feet from the public sidewalk and will be no less than 12 feet in height, the wall shall be designed to create an aesthetically pleasing backdrop to the landscape buffer with color and texture consistent with surrounding neighborhood screen walls in conjunction with the convention center on 55.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/jd (For possible action)

APPROVED.

36. WS-20-0577-SUNBURST 215, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit an existing banner sign where prohibited within the CMA Design Overlay District; and 2) allow an existing temporary sign (banner) to be permanent.
DESIGN REVIEW for an existing banner sign in conjunction with an existing office/warehouse building on 2.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.
Generally located on the north side of Rafael Rivera Way, 350 feet west of Lindell Road (alignment) within Enterprise. MN/md/jd (For possible action)

DENIED - without prejudice.

37. ZC-20-0454-ELIOT HOLDINGS, LLC:
HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; 2) increase wall height; 3) waive off-site improvement requirements; and 4) non-standard off-site improvements.
DESIGN REVIEWS for the following: 1) an attached single family residential development; 2) a preliminary grading plan for a residential development within a hillside area; and 3) permit the use of a hammerhead turnaround. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete within 4 years;**
- **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;**
- **Notice to area homeowners of blasting activities to be sent 15 days prior to blasting;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

- Applicant is advised that a subsequent design review for a final grading plan will be required for this project; if the final grading plans depicts a further increase in the distributed area a subsequent waiver of development standards will be required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements on Edmond Street except for sidewalk and streetlights;
- Full off-site improvements on Chartan Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-waygrant for a portion of a county-approved turnaround at the Edmond Street terminus.

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN WITHOUT PREJUDICE.

38. VS-20-0453-ELIOT HOLDINGS, LLC:
 HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Edmond Street (alignment) and Vallerosa Street (alignment), and between Piney Summit Avenue (alignment) and Numidia Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;
- Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-waygrant for a portion of a county-approved turnaround at the Edmond Street terminus;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

39. TM-20-500154-ELIOT HOLDINGS, LLC:
HOLDOVER TENTATIVE MAP consisting of 50 residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements on Edmond Street except for sidewalk and streetlights;**
- **Full off-site improvements on Chartan Avenue;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Right-of-way dedication to include a public County-approved turnaround at the Chartan Avenue terminus and a County-approved turnaround at the Edmond Street terminus;**
- **Applicant shall apply for and obtain a Bureau of Land Management (BLM) right-of-way grant for a portion of a county-approved turnaround at the Edmond Street terminus.**

40. ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
AMENDED HOLDOVER ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified).
DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)

HELD - 02/17/21 - per the applicant.

41. VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)

HELD - 02/17/21 - per the applicant.

42. TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)

HELD - 02/17/21 - per the applicant.

43. ZC-20-0574-LH VENTURES, LLC:
ZONE CHANGE to reclassify 22.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) increased finished grade. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

HELD - 02/17/21 - per the Board of County Commissioners.

44. VS-20-0575-LH VENTURES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

HELD - 02/17/21 - per the Board of County Commissioners.

45. TM-20-500199-LH VENTURES, LLC:
TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)

HELD - 02/17/21 - per the Board of County Commissioners.

46. NZC-20-0477-COUNTY OF CLARK(AVIATION):
HOLDOVER AMENDED ZONE CHANGE to reclassify 18.8 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) allow non-standard improvements in the right-of-way (no longer needed); 3) alternative driveway geometrics (no longer needed); and 4) reduce intersection off-set (a portion no longer needed).
DESIGN REVIEW for a single family residential subdivision. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 years;**
- **No permits shall be issued until the deed conveying ownership of the parcels to the applicant, D.R. Horton, Inc., or its successors or assigns, is recorded;**
- **Design review as a public hearing for significant changes;**
- **Maintain pedestrian connections between the 2 stub streets and Cameron Street;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that developments exceeding 500 dwelling units by successive additions will be considered High Impact Projects (combined with the subdivision to the east of Cameron Street, the successive development is currently 397 units); a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0152-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #2, #3, AND #4B WERE WITHDRAWN WITHIOUT PREJUDICE.

47. VS-20-0478-COUNTY OF CLARK(AVIATION):

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between LeBaron Avenue and Pyle Avenue, and between Cameron Street and Ullom Drive, a portion of a right-of-way being Pyle Avenue located between Cameron Street and Ullom Drive, and a portion of right-of-way being Cameron Street located between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;

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

48. TM-20-500165-COUNTY OF CLARK(AVIATION):

HOLDOVER TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Maintain pedestrian connections between the 2 stub streets and Cameron Street;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, D.R. Horton, Inc., or its successors or assigns, is recorded.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

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

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 is strongly encouraged; 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0152-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

APPEAL

49. UC-20-0456-DURANGO PLAZA HOLDINGS, LLC & DURANGO PLAZA HOLDINGS II, LLC: HOLDOVER APPEAL AMENDED USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) packaged liquor sales; 4) reduce the separation for a proposed convenience store to a residential use; and 5) reduce separation for a proposed gasoline station to a residential use.
- WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping (no longer needed); 2) reduce building height setbacks (no longer needed); 3) buffer wall (no longer needed); 4) reduce departure distance; and 5) alternative driveway geometrics.
- DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) retail/restaurant with drive-thru on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise. JJ/nr/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 2 year review as a public hearing;
- Increase the wall height on the northern property line to 8 feet;
- Property owners abutting the northern property line shall approve the types of trees in the northern buffer;
- Lighting plan for the site shall be shared with the property owners abutting the northern property line;
- Per revised plans dated January 28, 2021;
- Drive-thru hours limited to 6:00 a.m. to 9:00 p.m.;
- Provide a partition wall between the call box and the north property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Property owners abutting the northern property line shall approve proposed signage;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Durango Drive, 50 feet for Pebble Road, and associated spandrel;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0397-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1, #2, AND #3 WERE WITHDRAWN WITHOUT PREJUDICE.

AGENDA ITEM

50. AG-21-900018: That the Board of County Commissioners discuss waiving fees associated with establishing or amending a Historic Neighborhood Overlay District, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCES – INTRODUCTION

51. ORD-21-900017: Introduce an ordinance to amend the official zoning map reclassifying APN 161-26-302-002 pursuant to a Final Order of Condemnation. (For possible action)

INTRODUCED - public hearing 02/17/21.

52. ORD-21-900019: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 21, 2020, November 4, 2020, December 2, 2020, December 16, 2020 meetings and in Assessor’s Books 161, 163, 176, and 191. (For possible action)

INTRODUCED - public hearing 02/17/21.

53. ORD-21-900020: Introduce an ordinance to add regulations for a Cannabis Distributor in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

INTRODUCED - public hearing 02/17/21.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

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.