

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, FEBRUARY 17, 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 01/20/21.

ROUTINE ACTION ITEMS (4 – 20): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-20-0601-A & A LLC & GET IT GOING, LLC:
DESIGN REVIEWS for the following: 1) a restaurant with drive-thru service; 2) signage; 3) lighting; and 4) finished grade for a restaurant on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Blue Diamond Road, 150 feet west of Cameron Street within Enterprise. JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per the conditions of ZC-18-0174 a design review application will be required for any additional site signage and lighting; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that off-site improvement permits may be required, 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.

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 (trash enclosure doors impede into access land width, and access lane width not maintained near corner leading to Blue Diamond entrance).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (cross access agreement required with parcel to the east).

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 #0323-2020 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: HOLDOVER 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)

CONDITIONS OF APPROVAL -

Current Planning

- 6 months to review;
- Obtain any required permits and inspections for the existing metal buildings, if needed.

- Applicant is advised that outside storage/display is not permitted in the H-2 zone; the County is currently rewriting Title 30 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 that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

6. AR-20-400167 (UC-0531-10)-PRIDE LAS VEGAS, LLC:
 USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility (zoo) with accessory commercial uses; and 2) a minor training facility.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced perimeter wall setback and street landscaping required with a recreational facility; 2) reduced parking; 3) parking lot landscaping; 4) a portion of on-site paving; 5) off-site improvements (excluding paving); 6) eliminate therequired trash enclosure; and 7) eliminate the loading space.
 DESIGN REVIEWS for the following: 1) metal storage buildings; 2) paved parking area; and 3) unpaved parking area for a proposed recreational facility (zoo) with accessory commercial uses in conjunction with an existing single family residence and exotic animal compound on 5.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Bermuda Road and Bruner Avenue within Enterprise. MN/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 10 years to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 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 that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

Public Works - Development Review

- Compliance with previous conditions.

7. ET-20-400164 (VS-18-0290)-GREYSTONE NEVADA, LLC:
 VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Fort Apache Road and Grand Canyon Drive (alignment), and between Pyle Avenue (alignment) and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/lm/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until October 3, 2022 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

8. ET-20-400165 (VS-18-0641)-GREYSTONE NEVADA, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Le Baron Road (alignment) and Pyle Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road (alignment) within Enterprise (description on file). JJ/LM/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until October 16, 2022 to record.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.**

Public Works - Development Review

- **Compliance with previous conditions.**

9. ET-20-400169 (UC-0922-17)-PROSPECTUS ENDEAVORS 4, LLC:
AMENDED USE PERMITS SECOND EXTENSION OF TIME to commence the following: 1) High Impact Project; 2) multiple family residential development; and 3) increased density (no longer needed). DESIGN REVIEW for a proposed multiple family residential development on a 10.8 acre portion of a 13.1 acre parcel in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Neal Avenue, 100 feet west of Las Vegas Boulevard South within Enterprise. MN/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 6, 2022 to commence.**
- **Applicant is advised that the mitigation measures previously identified to mitigate the impacts of the project may be required to be updated due to the lapse in time since the Development Agreement process was initiated; the County is currently rewriting Title 30 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; 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.**

10. ET-20-400174 (WS-18-0654)-HEIVA HOLDINGS USA, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to waive full off-sites (curb, gutter, sidewalks, and partial paving).
DESIGN REVIEWS for the following: 1) single family residences; and 2) finished grade for a residential subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jgh/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until October 3, 2022 to commence.
- Applicant is advised that the County is currently in the process of rewriting Clark County's Development Code (Title 30), future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application; due to the future changes in regulations, this may be the last extension of time staff can support; WS-0456-14 must remain active for subdivision maps to record; 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. VS-20-0581-JO FAM PROPERTY LLC:

VACATE AND ABANDON an easement of interest to Clark County located between Maule Avenue and Martin Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/lm/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

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

12. WS-20-0580-JO FAM PROPERTY LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) modify driveway design standards.

DESIGN REVIEWS for the following: 1) proposed site lighting; 2) a restaurant with drive-thru; and 3) alternative parking lot landscaping in conjunction with an approved shopping center on a portion of 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road and the north side of Maule Avenue within Spring Valley. JJ/lm/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County is currently rewriting Title 30 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; 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

- Traffic study and compliance;
- Grant new easements as required.
- Applicant is advised that off-site improvement permits may be required.

13. WC-20-400168 (ZC-0498-16)-GREYSTONE NEVADA, LLC:
WAIVER OF CONDITIONS of a zone change requiring off-site improvements on a 4.9 acre portion of 24.2 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the north side of Pyle Avenue, 300 feet east of Arville Street within Enterprise. JJ/bb/ja (For possible action)

CONDITIONS OF APPROVAL -

Public Works - Development Review

- Full off-site improvements on Arville Street and Hinson Street;
- Non-urban street standards are required on Pyle Avenue.

14. WS-20-0587-SHAC MT, LLC & INDUSTRIAL ROAD HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow animated signs (video units); 2) allow an increase in sign square footage; 3) increase the number of freestanding signs; and 4) reduce separation between freestanding signs.
DESIGN REVIEW for signs in conjunction with an existing adult cabaret (Sapphire) on a portion of 6.2 acres in an M-1 (Light Industrial) Zone in the Adult Use Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, 645 feet northwest of Resorts World Drive within Winchester. TS/nr/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

15. WS-20-0606-DHC MANAGEMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEW for alternative landscaping for a previously approved congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/bb/jd (For possible action)

WITHDRAWN - without prejudice.

16. ZC-20-0582-FARAI III, LLC:
ZONE CHANGE to reclassify 4.6 acres from C-2 (General Commercial) Zone to R-U (Rural Open Land) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the east side of Papago Street, 350 feet north of Nickel Avenue within Sandy Valley (description on file). JJ/lm/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

- **Update drainage study PW15-3345 to reflect current project plans.**

Building Department - Fire Prevention

- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access to back parcel required).**

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

17. ZC-20-0598-RIVERVIEW LVB DEVELOPMENT, LLC:
AMENDED ZONE CHANGE to reclassify 7.5 acres of a 15.4 acre site from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; 4) allow modified driveway design standards (no longer needed); and 5) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: 1) shopping center; and 2) finished grade. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial**

change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design review applications must commence within 2 years of the 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 a 54 foot radius property line spandrel at the northeast corner of the site;
- Coordinate with Public Works - Traffic Management Division;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, landscaping, and improvements) are within the Las Vegas Boulevard right-of-way;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, landscaping, and improvements) related to this application or any future applications within the planned right-of-way at its own expense upon notification from Clark County;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 (buildings E & F cannot use Las Vegas Boulevard as fire department access).
- Applicant is advised to show fire hydrant locations on-site spaced at 400 feet (plan north-northeast side of development fire access lane has over spaced hydrants; hydrants cannot be placed within 6 feet of Fire Department access turning radii).

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 #0476-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

ADOPTED.

19. ORD-21-900019: Conduct a public hearing on 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)

ADOPTED.

20. ORD-21-900020: Conduct a public hearing on 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)

ADOPTED.

NON-ROUTINE ACTION ITEMS (21 – 35): These items will be considered separately.

21. UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:
HOLDOVER 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 - 03/03/21 - per the applicant.

22. UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:
HOLDOVER 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 - 03/03/21 - per the applicant.

23. VS-20-0542-DURANGO HEALTH CENTER INC:
HOLDOVER 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)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial

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

Public Works - Development Review

- Right-of-way dedication to accommodate a dedicated right turn lane for the proposed driveway on Durango Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

24. UC-20-0541-DURANGO HEALTH CENTER INC:

HOLDOVER 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)

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with approved drainage study PW20-20040;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to accommodate a dedicated right turn lane for the proposed driveway on Durango Drive.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

25. WS-20-0593-SUN SHENG INVESTMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to eliminate the Asian Design Overlay District standards relating to roof and building design.
DESIGN REVIEW for exterior building (facade) remodel for 2 buildings within an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District. Generally located on the north side of Spring Mountain Road, 300 feet east of Arville Street within Paradise. JJ/nr/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

26. ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
HOLDOVER AMENDED 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 - 03/03/21 - per the applicant.

27. 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 - 03/03/21 - per the applicant.

28. 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 - 03/03/21 - per the applicant.

29. ZC-20-0574-LH VENTURES, LLC:
HOLDOVER 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 - 03/03/21 - per the applicant.

30. VS-20-0575-LH VENTURES, LLC:
HOLDOVER 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 - 03/03/21 - per the applicant.

31. TM-20-500199-LH VENTURES, LLC:
HOLDOVER 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 - 03/03/21 - per the applicant.

APPEAL

32. UC-20-0516-HORSLEY, BONNIE LEE:
APPEAL USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal residence; and 2) allow alternative design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced building separation on 1.0 acre in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the northeast corner of Richmar Avenue and Rosanna Street within Enterprise. JJ/sd/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **6 months to obtain all necessary permits and to submit a report on progress to Commissioner Jones' office.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that 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.**

AGENDA ITEMS

33. AG-21-900032: Receive and file a report on the Land Use Plan Update Schedule, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

34. AG-21-900033: Initiate an amendment to the North Blue Diamond RNP equestrian trail alignment along Belcastro Street between Pebble Road and Agate Avenue, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

35. AG-21-900037: Discuss the Title 30 definition of “Gross Acre”, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

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.