

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JUNE 15, 2021

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

Planning Commission Briefing Meeting minutes for 05/18/21 and 06/01/21.

ROUTINE ACTION ITEMS (4 – 21): 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 to be heard separately when directed by the Planning Commission. Items 18 through 21 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) alternative street landscaping; 3) mechanical equipment screening; 4) architectural masking; and 5) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) outside storage yard; 2) accessory office building; and 3) existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until April 16, 2023 to commence.**
- **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 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.**

5. ET-21-400070 (VS-19-0401)-LSREF EXHIBITION INVEST, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jgh/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until July 2, 2023 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0401; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H2O loading and is maintained by fee owner.

6. UC-21-0196-REAL EQUITIES, LLC:

USE PERMITS for the following: 1) billiard hall; and 2) alcohol, on-premises consumption (service bar) in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- Traffic study and compliance.

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.

7. UC-21-0206-TXM REAL ESTATE HOLDINGS, LLC:
USE PERMIT to reduce the separation from a residential use to a proposed supper club in conjunction with an existing restaurant on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Warm Springs Road, 1,140 feet west of Eastern Avenue within Paradise. MN/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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; 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 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.**

8. UC-21-0213-KG REAL ESTATE, LLC:
USE PERMIT to allow a food truck not located within an enclosed building.
DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/sd/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to commence and review;**
- **Hours of operation to be limited to 10:00 a.m. to 6:00 p.m.**
- **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; 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.**

9. UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:
USE PERMIT for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/jo (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.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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.

10. UC-21-0220-FORTCRAIG, LLC:

USE PERMIT to allow an accessory structure (conex box) in conjunction with a private park prior to a principal structure, in conjunction with a single family residential lot on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Craig Road and Fort Apache Road within Lone Mountain. RM/jor/jo (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.

11. VS-21-0224-KB HOME LV DURHAM WEST, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Meranto Avenue, and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/jt/jd (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

- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

12. WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

13. WS-21-0214-SJJN TRUST & SIEGEL STEPHEN G TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (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.

14. WS-21-0216-CASHMAN PHOTO ENTERPRISES NEVADA:
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway approach and departure distances from the intersection.
DESIGN REVIEW for a proposed vehicle inventory storage lot on 0.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Highland Drive and the east side of Morgan Cashmans Way within Paradise. JJ/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; 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

- **Applicant is advised that off-site improvement permits may be required.**

15. ZC-20-0603-OLYMPIA COMPANIES, LLC:
HOLDOVER ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.
USE PERMITS for the following: 1) single family residential development on individual compact lots; and 2) residential modified development standards.
DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)

WITHDRAWN - without prejudice.

16. VS-20-0604-SHCC 2018, LLC:
HOLDOVER VACATE AND ABANDON an easement of interest to Clark County located between Stonewater Lane and Highlander Golf Lane, and between Goett Golf Drive and Oxwood Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)

WITHDRAWN - without prejudice.

17. TM-20-500203-OLYMPIA COMPANIES, LLC:
HOLDOVER TENTATIVE MAP consisting of 79 single family residential lots and common lots on 5.4 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise. JJ/rk/jd (For possible action)

WITHDRAWN - without prejudice.

07/22/21 Revision to NOTICE OF FINAL ACTION - ITEM #18
TUESDAY, JUNE 15, 2021
PLANNING COMMISSION MEETING

Additions indicated by *italics*
Deletions indicated by ~~strikeouts~~

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

18. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action)

~~APPROVED~~ ADOPTED – FORWARDED TO THE 07/07/21 BCC MEETING.

19. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:
ZONE CHANGE to reclassify 15.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping; 3) increase retaining wall height; 4) reduce parking; and 5) reduce driveway throat depth. DESIGN REVIEWS for the following: 1) alternative landscaping; 2) an industrial complex; and 3) finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

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 waivers of development standards and design reviews must commence within 4 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 55 feet to the back of curb for Rainbow Boulevard;**

- If required by the Regional Transportation Commission (RTC), dedicate and construct a 5 foot by 25 foot shelter area behind the sidewalk, approximately 80 feet north of Erie Avenue (alignment), in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Rainbow 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

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 include 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission, grant an easement for a 5 foot by 25 foot bus shelter pad area behind the sidewalk approximately 80 feet north of Erie Avenue (alignment);
- 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 fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

21. TM-21-500047-PETERSON S & A 1997 TRUST ET AL:
TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.**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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a 5 foot by 25 foot shelter area behind the sidewalk, approximately 80 feet north of Erie Avenue, in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Rainbow 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS (22 – 40): These items will be considered separately. Items 22 through 25 & items 32 through 36 will be forwarded to the Board of County Commissioners' meeting for final action.

TUESDAY, JUNE 15, 2021

PLANNING COMMISSION MEETING

Additions indicated by *italics*
Deletions indicated by ~~strikeouts~~

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

22. PA-21-700001-LH VENTURES, LLC:
HOLDOVER PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

~~APPROVED~~ **ADOPTED - FORWARDED TO THE 07/07/21 BCC MEETING.**

23. NZC-21-0137-LH VENTURES, LLC:
HOLDOVER ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Any lot north of Raven Avenue alignment, on west side of site (Montessori Street alignment) to be a minimum of 10,000 square feet;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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 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;
- 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 unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessouri Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-22-501-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the *SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0384-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

24. VS-21-0138-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

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 include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessouri Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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 fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build out of road west of the station.

25. TM-21-500034-LH VENTURES, LLC:

HOLDOVER TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/07/21 BCC MEETING.

Current Planning

- Any lot north of Raven Avenue alignment, on west side of site (Montessouri Street alignment) to be a minimum of 10,000 square feet.
- 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 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;
- Traffic study and compliance;
- Full off-site improvements unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessouri Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

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 #0384-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

26. UC-20-0493-5051 SLV, LLC:
HOLDOVER AMENDED USE PERMITS for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics (previously not notified).
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade (previously not notified) on 4.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/jd (For possible action)

HELD - 07/06/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

27. UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:
HOLDOVER USE PERMITS for the following: 1) restaurants; 2) retail sales and services; and 3) offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a commercial building consisting of 2 restaurants with drive-thru service on 1.2 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South, 820 feet north of Sunset Road within Paradise. MN/al/jd (For possible action)

HELD - 07/20/21 - per the applicant.

28. UC-21-0126-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS:
HOLDOVER USE PERMIT for a proposed daycare (children) facility within an existing retail and office/warehouse on a portion of 9.1 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/sd/jo (For possible action)

HELD - 07/06/21 - per the applicant.

29. UC-21-0182-GOMEZ KEVIN:
USE PERMITS for the following: 1) allow an accessory structure prior to a primary use; 2) allow an accessory structure not architecturally compatible with a future principal building; and 3) waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Judson Avenue, 150 feet east of Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **6 months to complete the building permit and inspection process and remove the storage containers with any extension of time to be 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; 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.

**12/23/21 Revision to NOTICE OF FINAL ACTION - ITEM #30
TUESDAY, JUNE 15, 2021
PLANNING COMMISSION MEETING**

Additions indicated by *italics*
Deletions indicated by ~~strikeouts~~

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

30. UC-21-0195-MORENO DESIDERIO M JR:
USE PERMIT to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- ~~Rear and side setbacks to be 10 feet;~~
- ~~Provide 24 inch box Mondell pines 20 feet on center along rear and side yards adjacent to accessory structure;~~
- 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 this application must commence within 2 years of approval date or it will expire.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

31. WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo (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.

32. NZC-21-0199-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 16.5 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northeast corner of Decatur Boulevard and Rush Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/21/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for lighting and signage;
- Provide pedestrian access to Frias Avenue, Rush Avenue, and Cameron Street;
- 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 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;
- 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;
- 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;

- The installation of detached sidewalks will require the recordation of the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.
- 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.

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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0328-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. VS-21-0093-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of a right-of-way being Decatur Boulevard located between Frias Avenue and Rush Avenue within Enterprise (description on file). JJ/bb/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/21/21 BCC MEETING.

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

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

- 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.

34. NZC-21-0203-SCHIRLLS LLC:

ZONE CHANGE to reclassify 22.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (RNP-I) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/21/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Lots adjacent to APN 177-30-701-013 to be a minimum 5,200 square feet;
- Provide pedestrian access through the common element to Arville Street;
- Expunge NZC-19-0612 for this site with approvals for NZC-19-0612 to remain active for all parcels that are not a part of this request;
- 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 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;
- 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 25 feet to the back of curb for Frias Avenue, 35 feet to the back of curb for Arville Street, an off-set cul-de-sac at the eastern terminus of Haleh Avenue, east of APN 177-30-701-013, unless that area is otherwise part of a vacation application as described below, and associated spandrels;
- Applicant shall work with staff to determine the need for Haleh Avenue east of Arville Street, which may require an additional vacation application in the future.
- 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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0458-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. VS-21-0202-SCHIRLLS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Arville Street and Schuster Street; and portions of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street and a portion of Schirlls Street located between Haleh Avenue and Frias Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/21/21 BCC MEETING.

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 include 25 feet to the back of curb for Frias Avenue, 35 feet to the back of curb for Arville Street, an off-set cul-de-sac at the eastern terminus of Haleh Avenue, east of APN 177-30-701-013, unless that area is otherwise part of a vacation application as described below, and associated spandrels;
- Applicant shall work with staff to determine the need for Haleh Avenue east of Arville Street, which may require an additional vacation application in the future;
- Drainage study and compliance;
- 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 controls.

Building Department - Fire Prevention

- 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.

36. TM-21-500050-SCHIRLLS LLC:

TENTATIVE MAP consisting of 173 residential lots and common lots on 22.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Arville Street and Frias Avenue (alignment) within Enterprise. JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/21/21 BCC MEETING.**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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Frias Avenue, 35 feet to the back of curb for Arville Street, an off-set cul-de-sac at the eastern terminus of Haleh Avenue, east of APN 177-30-701-013, unless that area is otherwise part of a vacation application as described below, and associated spandrels;
- Applicant shall work with staff to determine the need for Haleh Avenue east of Arville Street, which may require an additional vacation application in the future.
- 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;
- The street shown as Sprawling Pear Avenue shall have the suffix of Court.

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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0458-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. NZC-21-0204-DAVID FAX OBER LLC & BUFFALO WING LLC:
ZONE CHANGE to reclassify 16.1 acres from an R-E (Rural Estates Residential) Zone and a C-P (Office and Professional) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

HELD - 07/06/21 - per the applicant.

38. VS-21-0205-DAVID FAX OBER LLC & BUFFALO WING LLC:
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Edmond Street and Decatur Boulevard; and a portion of a right-of-way being Hauck Street located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/al/jd (For possible action)

HELD - 07/06/21 - per the applicant.

39. TM-21-500051-DAVID FAX OBER LLC & BUFFALO WING LLC:
TENTATIVE MAP consisting of 118 residential lots and common lots on 16.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Decatur Boulevard and Gary Avenue within Enterprise. JJ/al/jd (For possible action)

HELD - 07/06/21 - per the applicant.

AGENDA ITEM

40. CP-21-900216: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 1.3), and direct staff accordingly. (For possible action)

AUTHORIZED.

PUBLIC COMMENTS:

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.