

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JULY 20, 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 Meeting minutes for 06/15/21.

Planning Commission Briefing Meeting minutes for 06/15/21.

ROUTINE ACTION ITEMS (4 - 17): 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.

4. ET-21-400093 (UC-18-1024)-LV GATEWAY 1, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow a proposed accessory structure (office building) to not be architecturally compatible with the existing principal buildings (motel); and 2) waive all applicable design standards for a proposed accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height of block wall; 2) alternative block wall design; 3) reduced parking; 4) reduce setback for a trash enclosure adjacent to an existing residential development; 5) reduce setback for a trash enclosure; and 6) increase the length of a dead-end street (cul-de-sac) with a County approved turnaround.
DESIGN REVIEWS for the following: 1) convert and renovate an existing multiple family development (apartments) into a motel; 2) permit kitchens within rooms; and 3) proposed accessory office building on 0.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the north side of Naples Drive, 870 feet west of Paradise Road within Paradise. JG/lm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until February 19, 2022 to commence;
- Applicant to provide 24-hour security for 2 weeks starting within 5 business days; daily roving security thereafter.
- 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;
- Building permits may be issued, but off-site construction shall not commence until the following conditions are completed for off-site permit PW21-14811 through approved revisions: obtain all required utility/agency signatures/approvals throughout the plan set; grant a 3 foot streetlight and traffic control device easement; and verify and update the circuit capacity chart for the existing service pedestal.

5. TM-21-500081-WARDLEY PROPERTIES LLC:
TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

HELD - 09/07/21 - per the applicant.

6. UC-21-0258-SCOTT JAMES & HETTIE FAMILY TRUST & SCOTT JAMES & HETTIE A TRS:
USE PERMITS for the following: 1) increase the size of an accessory apartment; 2) allow a proposed accessory apartment to not be architecturally compatible with the principal building (single family residence); and 3) allow a proposed accessory apartment front yard access to face a street on 2.2 acres in an R-A (Residential Agricultural) (RNP-II) Zone. Generally located on the west side of Bonita Vista Street, 270 feet north of Iron Mountain Road within Lone Mountain. MK/lm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Accessory apartment to be painted to match the residence.
- 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.

Clark County Water Reclamation District (CCWRD)

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

7. UC-21-0266-PSI ARBY, LLC:
USE PERMITS for the following: 1) a motion picture production studio with public viewing area; 2) private recreational facility; and 3) banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/lm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 1 year 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; 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.

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-21-0269-NEEDHAM, HOWARD J. & CHRISTINE S.:

USE PERMIT to allow a stealth communication tower (monoelm).

DESIGN REVIEW for a stealth communication tower (monoelm) and ground equipment on a portion of 2.3 acres in an H-2 (General Highway Frontage) Zone. Generally located on the north side of Blue Diamond Road and the west side of Pioneer Way within Enterprise. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of a new tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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.

9. UC-21-0270-NERVOSA LLC:

USE PERMIT for a school (elementary) located within a portion of a previously approved office building on 0.5 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley. JJ/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Construct a pedestrian gate along the east/west property line between APNs 163-11-805-025 and 163-11-805-032.
- 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.

10. UC-21-0278-BARTSAS MARY 12, LLC:
USE PERMIT to reduce the setback from a vehicle (automobile) wash to a residential use.
DESIGN REVIEW for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. WM/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

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

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

11. VS-20-0534-VEGAS AIRO 1, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road between Edmond Street and Decatur Boulevard and a portion of right-of-way being Decatur Boulevard between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jvm/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

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

12. **TM-20-500189-VEGAS AIRO 1, LLC:**

TENTATIVE MAP for a commercial subdivision on 12.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley. MN/jvm/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 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

- Compliance with approved drainage study PW19-13602;
- Compliance with approved traffic study PW20-11700;
- Full off-site improvements;
- If required by the Regional Transportation Commission, provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk in the existing bus turnout on the north side of Russell Road just west of Decatur Boulevard.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

Current Planning Division - Addressing

- Unit numbers for a condominium hotel where the unit boundaries are recorded shall have the unit numbers assigned during the final map process.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 163-25-802-016, 163-25-802-007, and 163-25-802-015 and DOA conditions contained in related application NZC-19-0449;
- Applicant must contact the Clark County Department of Real Property to apply for a Deed Restriction Modification to amend existing deed restrictions for those portions of APN's 163-25-802-007 and 163-25-802-015 located outside the AE-60 zone which prohibit the hotel/condominium uses in related application, NZC-19-0449;
- Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in related application, NZC-19-0449, have been paid and the new CC&Rs are recorded;

- If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded;
- Install signage along the AE-60 line that states "No Condo/Hotel Parking," add smaller text of "Violators will be ticketed and towed at owner's expense;"
- Notify each guest of the parking restrictions to ensure no condo/hotel guest park within the retail parking area;
- All direct access points between the condo/hotel building and the deed restricted parcel along the south side of the property, except for the clubhouse, shall be emergency exits only and if the project should be redesigned where a row of parking is added between the condo/hotel building and the deed restricted parcel, then this condition may be nullified;
- If the project is converted to a hotel only use (lodging not to exceed 30 consecutive calendar days), all the above conditions may be nullified.
- 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; and 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 funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

13. VS-21-0263-CEDARROSA PERSONAL RESIDENCE TR & ZAMPINO CHRIS TRS:
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Lamb Boulevard and Annie Oakley Drive within Paradise (description on file). JG/jor/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

- Revise legal description, if necessary, prior to recording.

14. VS-21-0264-TRAJAN HOLDINGS LLC:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Redwood Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

15. VS-21-0273-MCCRAY JAMES & DELOIS:
VACATE AND ABANDON a portion of a right-of-way being Wigwam Avenue located between Eastern Avenue and Via De Bellasidra Court within Paradise (description on file). MN/rk/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

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

16. WS-21-0256-OCOTILLO OASIS, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) single family residences; and 2) walls in conjunction with an approved single family 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/jt/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.**

17. WS-21-0265-ANDERSON RYAN & NICOLE:
WAIVER OF DEVELOPMENT STANDARDS for reduced front setback for an existing single family residence on 0.2 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Nicole Street, 356 feet west of Sandhill Road within Paradise. JG/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.**

NON-ROUTINE ACTION ITEMS (18 - 31): These items will be considered separately. Items 29 through 31 will be forwarded to the Board of County Commissioners' meeting for final action.

18. AG-21-900348: Receive a report on the Draft Master Plan for Transform Clark County, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

19. DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:
HOLDOVER DESIGN REVIEW for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action)

HELD - 08/17/21 - per the applicant.

20. UC-21-0023-PHOENIX REALTY HOLDINGS, LLC:
HOLDOVER AMENDED 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)

WITHDRAWN - without prejudice.

21. WS-21-0276-GUZMAN GABINA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce building separation for an accessory building in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Kamden Way and the south side of Viking Road within Paradise. TS/ja/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Applicant is advised to obtain all electrical permits for accessory building; 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.**

22. WS-21-0277-GARDEA FAMILY TRUST & GARDEA VICTOR & INCHA TRS:
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 200 feet east of Dapple Gray Road, 200 feet north of Corbett Street within Lone Mountain. RM/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.**

23. NZC-21-0222-JCLH, LLC:
HOLDOVER ZONE CHANGE to reclassify 20.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) waive off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights).
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

HELD - 08/03/21 - per the applicant.

24. VS-21-0223-JCLH, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue (alignment), and between Edmond Street and Lindell Road within Enterprise (description on file). JJ/jt/jd (For possible action)

HELD - 08/03/21 - per the applicant.

25. TM-21-500055-JCLH, LLC:
HOLDOVER TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

HELD - 08/03/21 - per the applicant.

26. NZC-21-0123-BADSM PARTNERS, LLC:
AMENDED HOLDOVER ZONE CHANGE to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive perimeter landscaping along a local street; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action)

HELD - 08/17/21 - per the applicant to rewrite and renotify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

27. VS-21-0124-BADSM PARTNERS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action)

HELD - 08/17/21 - per the applicant to rewrite and renotify. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

28. TM-21-500032-BADSM PARTNERS, LLC:
AMENDED HOLDOVER TENTATIVE MAP consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

HELD - 08/17/21 - per the applicant to rewrite.

29. NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distances from the intersection; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.
DESIGN REVIEWS for the following: 1) proposed retail center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

APPROVED - FORWARDED TO THE 08/18/21 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0888;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Design review as a public hearing on signage and lighting;
- Enter into a standard development agreement prior to any permits or final 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 on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

30. VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 08/18/21 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 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

31. TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:
TENTATIVE MAP for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action)

APPROVED – FORWARDED TO THE 08/18/21 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 on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works – Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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.