

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, SEPTEMBER 22, 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)

**Board of County Commissioners' Zoning Meeting minutes for 08/04/21.**

**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 and be heard separately when directed by the Board of County Commissioners.

4. DR-21-0391-DURANGO 5, LLC:  
DESIGN REVIEW for finished grade on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **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**

- **Comply with approved drainage study PW21-12915;**
- **Traffic study and compliance;**
- **Grant necessary easements, including pedestrian access easements at the existing northern driveway.**
- **Applicant is advised that off-site improvement permits may be required.**

5. DR-21-0400-LOPEZ-GAMBOA, MIGUEL A. & JUAN J.:  
DESIGN REVIEWS for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jo (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 all parking areas must be paved; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements.**
- **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.**

6. AR-21-400113 (UC-1188-04)-TUCKER NICOLETTE LIVING TRUST & TUCKER NICOLETTE TRS:

USE PERMIT FOURTH APPLICATION FOR REVIEW of an existing massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. JG/sd/jo (For possible action)

**HELD - 10/06/21 - per staff for the applicant to return to the Paradise Town Board.**

7. AR-21-400125 (UC-20-0169)-BPS HARMON, LLC:  
USE PERMIT FIRST APPLICATION FOR REVIEW to allow retail sales and service as a primary use (outside).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow retail sales and service not within a permanent enclosed building; 2) reduce setbacks; and 3) reduce parking.

DESIGN REVIEWS for the following: 1) outside retail sales and service structures/kiosks; and 2) shipping containers in conjunction with an existing shopping center on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Remove the time limit.**

**Public Works - Development Review**

- **Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard South improvement project;**
- **Compliance with previous conditions.**

8. ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA ESMERALDA: USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow non-architectural compatibility for all existing accessory structures; and 2) allow front access of a casita to face the street. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing structures; 2) reduce setbacks; and 3) reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action)

**HELD - 10/20/21 - per the Board of County Commissioners.**

9. ET-21-400120 (ZC-17-1086)-BLUE RAIN PARTNERS, LLC: ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 24.4 acres from R-E (Rural Estates Residential) PC (Planned Community Overlay District) and H-2 (General Highway Frontage) P-C (Planned Community Overlay District) Zones to C-2 (General Commercial) P-C (Planned Community Overlay District) Zone and 5.6 acres from R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zones to C-2 (General Commercial) Zone. DESIGN REVIEW for a proposed shopping center in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road and the east and west sides of Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action)

**HELD - 10/06/21 - per the applicant.**

10. ET-21-400121 (DR-19-0352)-DIAMOND P M, LLC: DESIGN REVIEW FIRST EXTENSION OF TIME for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until June 19, 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.**

11. ET-21-400123 (UC-19-0153)-JONLUCK INVESTMENT LIMITED:  
USE PERMIT FIRST EXTENSION OF TIME for exotic animals (wolf dogs/hybrids).  
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.  
DESIGN REVIEWS for the following: 1) exotic animals (wolf dogs/hybrids) facility; 2) a grading plan within a Hillside Area; and 3) alternative development standards in conjunction with an existing single family residence and accessory structures on a portion of 22.0 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Fayle Street (alignment), 750 feet north of Sandy Valley Road within Goodsprings. JJ/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until April 17, 2024 to review.**
- **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 been completed within the time specified.**

**Public Works - Development Review**

- **6 months to comply with previous conditions.**

12. ET-21-400128 (NZC-0097-17)-GREYSTONE NEVADA, LLC:  
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.  
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jgh/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until January 17, 2024 to complete;**
- **Houses to be sound attenuated at least 25 decibels, not 35 decibels, in accordance with the AE-65 Airport Environs Designation.**
- **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.**

13. UC-21-0319-PACIFICA VINTAGE PARK, LLC:  
USE PERMIT for a proposed daycare (adult) facility.  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) daycare facility (adult); 2) alternative parking lot landscaping; and 3) finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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**

- 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 50 feet for Warm Springs Road, 30 feet for Gagnier Boulevard, 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;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. UC-21-0364-9005-9089 SOUTH PECOS ROAD, LLC:  
USE PERMIT for a place of worship in conjunction with an office complex on a portion of 7.6 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Pecos Road and the north side of I-215 within Paradise. JG/jgh/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.

**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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Henderson.

15. UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:  
USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action)

**HELD - 10/06/21 - per the applicant.**

16. UC-21-0393-2895 UNIVERSAL, LLC:  
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) outside dining, drinking and cooking; and 3) project of regional significance in conjunction with an existing building on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG/jvm/jd (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; 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.

**Department of Aviation**

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.**

**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.**

17. WC-21-400124 (UC-0477-16)-7680 SOUTH LAS VEGAS BLVD, LLC:  
WAIVER OF CONDITIONS of a use permit requiring the following: no more than 3 restaurants to be on the property and none of the restaurants to serve alcohol in conjunction with a proposed supper club within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action)

**APPROVED.**

18. UC-21-0377-7680 SOUTH LAS VEGAS BLVD, LLC:  
USE PERMITS for the following: 1) hookah lounge; and 2) on-premises consumption of alcohol (supper club) in conjunction with a proposed restaurant within an existing commercial building on 5.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until January 31, 2023 to review.**
- **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; 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.**

19. ZC-21-0365-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE: HOLDOVER ZONE CHANGE to reclassify 19.2 acres from an R-1 (Single Family Residential) Zone to a P-F (Public Facility) Zone.  
DESIGN REVIEWS for the following: 1) an existing school and park (William E. Orr Middle School/Orr Park); and 2) a proposed animated wall sign in conjunction with a school. Generally located on the northeast corner of Katie Avenue and Algonquin Drive within Paradise (description on file). TS/al/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

20. ORD-21-900411: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 5, 2021, June 16, 2021, and July 7, 2021 and in Assessor's Books 163 and 176. (For possible action)

**ADOPTED.**

21. ORD-21-900413: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KIW LAS VEGAS NEAL VENTURE, LLC for a multiple family residential development (Las Vegas Boulevard and Neal) on 13.1 acres, generally located west of Las Vegas Boulevard and south of Neal Avenue within Enterprise. MN/ab (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (22 - 67):** These items will be considered separately.

22. AG-20-900314: Conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and authorize the Chair to sign a resolution to adopt the amendment, and direct staff accordingly. (For possible action)

**WITHDRAWN - without prejudice.**

23. ZC-20-0284-LH VENTURES, LLC:  
ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
DESIGN REVIEWS for the following: 1) a proposed charter school site; and 2) finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**WITHDRAWN - without prejudice.**



24. VS-20-0285-LH VENTURES, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**WITHDRAWN - without prejudice.**

25. 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 - 10/06/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

26. UC-21-0275-CHURCHFOURSQUARE GOSPEL INTL:  
HOLDOVER USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.  
DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Per revised plans;**
- **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**

- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised off-site improvement permits may be required.**

**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 #0080-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.**

27. VS-21-0388-NP DURANGO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action)

**HELD - 10/06/21 - per the applicant.**

28. ET-21-400117 (UC-0726-08)-NP DURANGO, LLC:

USE PERMITS FIFTH EXTENSION OF TIME for the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.

DESIGN REVIEWS for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action)

**HELD - 10/06/21 - per the applicant.**

29. UC-21-0387-NP DURANGO, LLC:

USE PERMITS for the following: 1) allow outdoor dining and drinking establishments in conjunction with restaurant uses; and 2) deviations to development standards.

DEVIATIONS for the following: 1) modify parking stall dimensions; and 2) all other deviations as shown per plans on file.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEWS for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) water features on approximately 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action)

**HELD - 10/06/21 - per the applicant.**

30. WC-21-400106 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:

HOLDOVER WAIVER OF CONDITIONS of a use permit to dedicate additional right-of-way for future dual left turn lanes per Standard Drawing 245.1 for a place of worship and school on 20.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jgh/jo (For possible action)

**APPROVED.**

31. WC-21-400122 (ZC-0851-04)-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:  
WAIVER OF CONDITIONS of a zone change requiring interior landscaping as shown on plans in conjunction with a proposed warehouse and distribution center complex and existing office complex on 24.2 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action)

**APPROVED.**

32. WS-21-0398-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK WAREHOUSE #10 LEASE:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) cross access; and 2) alternative driveway geometrics.  
DESIGN REVIEWS for the following: 1) warehouse and distribution center complex; and 2) finished grade on 15.9 acres in an M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Badura Avenue, the south side of Roy Horn Way, the east side of Lindell Road, and the west side of Edmond Street within Enterprise. MN/jt/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;**
- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Standard Development Agreement with Clark County.**
- **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**

- **Subject to revised plans that delineate a 5 foot pedestrian island at entrances;**
- **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 - Director's Office for the Frontage Road improvement project;**
- **Dedicate any right-of-way necessary for the Frontage Road improvement project.**
- **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 required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

33. WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK OFFICE # 2  
LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) cross access.

DESIGN REVIEWS for the following: 1) parking lot expansion; and 2) finished grade in conjunction with an office complex on 8.3 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action)

### CONDITIONS OF APPROVAL -

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Standard Development Agreement with Clark County.
- 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;
- 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.

- **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.**

34. WC-21-400126 (ZC-0251-08)-PJA, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that existing outside storage of vehicles, materials, and other related items stored on-site to be removed until site construction and technical studies have been completed; that the County is currently rewriting Title 30 and future land use applications 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**

- **Off-site permits shall be submitted to Public Works within 2 years;**
- **Drainage Study shall be submitted to Public Works within 6 months;**
- **Submit a monthly update to Commissioner Kirkpatrick's office.**

35. WC-21-400130 (WS-19-0825)-PJA, LLC:

WAIVERS OF CONDITIONS of waivers of development standards requiring the following: 1) off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that WS-19-0825 expires on December 4, 2021, and to apply for any necessary extension of time application; that existing outside storage of vehicles, materials, and other related items stored on-site to be removed until site construction, business license, and technical studies have been completed; 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 is only for WS-19-0825 and does not apply to future land use applications.**

**Public Works - Development Review**

- **Off-site permits shall be submitted to Public Works within 2 years;**
- **Drainage Study shall be submitted to Public Works within 6 months;**
- **Submit a monthly update to Commissioner Kirkpatrick's office.**

**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 North Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.**

36. WS-21-0386-Z S K S A I Z M FAMILY TRUST, ET AL:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving).  
DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential subdivision on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

**HELD - 10/20/21 - per the applicant.**

37. TM-21-500117-Z S K S A I Z M FAMILY TRUST, ET AL:  
TENTATIVE MAP consisting of 16 lots and common lots on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

**HELD - 10/20/21 - per the applicant.**

38. WS-21-0419-DIGITAL DESERT BP, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow roof signs; 2) increase the number of monument signs; 3) increase the number of project identification signs; 4) reduce the separation between project identification signs and monument signs; and 5) hanging signs.  
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed-use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action)

**HELD - 10/06/21 - per the applicant.**

39. ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.9 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS (previously not notified) for the following: 1) lot size; 2) setbacks; 3) allow an attached sidewalk; 4) gate and fence height; 5) front yard hardscape; 6) reduce parking; 7) alternative driveway geometrics; 8) curb radius; 9) alternative private street sections; 10) reduce street intersection off-set; 11) increase the number of dwelling units that access residential private streets; and 12) allow streets without a County approved turnaround.  
DESIGN REVIEWS for the following: 1) a single family residential development (previously notified as a multiple family residential development); and 2) finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/ja (For possible action)

**HELD - 12/22/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

40. ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:  
HOLDOVER ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.  
DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)  
**HELD - 10/06/21 - per the applicant.**
41. ZC-21-0371-CFT LANDS, LLC:  
HOLDOVER ZONE CHANGE to reclassify 21.0 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 retaining wall height; 2) off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving); and 3) street configuration.  
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)  
**HELD - 10/06/21 - per the applicant.**
42. VS-21-0372-CFT LANDS, LLC:  
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/sd/jd (For possible action)  
**HELD - 10/06/21 - per the applicant.**
43. TM-21-500115-CFT LANDS, LLC:  
HOLDOVER TENTATIVE MAP consisting of 109 residential lots and 11 common lots on 21.0 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Valley View Boulevard and the north side Frias Avenue within Enterprise. JJ/sd/jd (For possible action)  
**HELD - 10/06/21 - per the applicant.**
44. ZC-21-0396-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:  
ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduce width of private street; and 3) allow modified driveway design standards.  
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade. Generally located 350 feet east of Decatur Boulevard approximately 300 feet south of Ford Avenue within Enterprise (description on file). JJ/md/jo (For possible action)  
**HELD - 10/06/21 - per the applicant.**
45. VS-21-0397-HAAR MARIA C REV LIV TR 2000 & HAAR MARIA CORAZON TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)  
**HELD - 10/06/21 - per the applicant.**

46. 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 - 10/06/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
47. 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 - 10/06/21 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**
48. 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 - 10/06/21 - per the applicant.**

**10/07/21 Revision to NOTICE OF FINAL ACTION – ITEM #49  
 WEDNESDAY, SEPTEMBER 22, 2021  
 BOARD OF COUNTY COMMISSIONERS’ MEETING**

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

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**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.**

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49. NZC-21-0123-BADSM PARTNERS, LLC:  
 AMENDED 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 (no longer needed).  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback (previously not notified); 2) increase wall height; 3) waive perimeter landscaping along a local street; and 4) 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)



## **CONDITIONS OF APPROVAL -**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Only 1 story homes within the development;
- Design review as a public hearing on any significant changes to plans;
- No access to Placid Street, Chartan Avenue, or Terrill Avenue west toward Placid Street;
- Emergency exit to be on Placid Street;
- 10,000 square foot minimum lot sizes;
- Lot 13 to be ~~oriented on the diagonal~~ *side loaded*;
- Landscaping to include mature trees and shrubs along perimeter of Chartan Avenue and Placid Street (to be maintained by the homeowner's association);
- Increase the screen wall height along Placid Street 2 feet to 3 feet;
- Construction of perimeter walls immediately after grading permit and prior to vertical construction of homes;
- No work on Sundays;
- Provide disclosure to buyers that this project is in an area that allows agricultural animals;
- 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**

- Below grade drainage solution through the property;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); 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; 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 homes purchased or soundproofed.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there is an active septic permit on APN 177-33-801-012; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

50. VS-21-0124-BADSM PARTNERS, LLC:

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)

**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.

51. TM-21-500032-BADSM PARTNERS, LLC:

AMENDED TENTATIVE MAP consisting of 22 (previously 24) 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 (no longer needed). Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Expunge TM-19-500047;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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**

- **Below grade drainage solution through the property;**
- **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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

#### **Current Planning Division - Addressing**

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

#### **Department of Aviation**

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

#### **Building Department - Fire Prevention**

- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds.**

#### **Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

52. **NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 5.0 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) reduce landscaping; 3) alternative driveway geometrics; and 4) reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: 1) office/warehouse complex; and 2) finished grade in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/jt/jd (For possible action)

#### **CONDITIONS OF APPROVAL -**

##### **Current Planning**

- **Resolution of Intent to complete in 4 years;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **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 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro 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.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0254-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

53. VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/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**

- **Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro 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.**
- **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.**

54.

TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/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**

- **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 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro 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.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0254-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

55. NZC-21-0321-JCLH, LLC:  
ZONE CHANGE to reclassify 14.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.  
USE PERMIT for an attached (townhouse) planned unit development.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce height/setback ratio adjacent to a single family residential use; 4) allow alternative landscaping adjacent to a less intensive (single family) use; 5) reduce street intersection off-set; 6) reduce width of private streets; 7) modify private street sections; 8) reduce back of curb radius; 9) allow modified driveway design standards; and 10) waive dedication for Meranto Avenue.  
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development (PUD); and 2) finished grade. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**HELD - 10/06/21 - per the applicant.**

56. VS-21-0322-JCLH, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**HELD - 10/06/21 - per the applicant.**

57. TM-21-500102-JCLH, LLC:  
TENTATIVE MAP consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

**HELD - 10/06/21 - per the applicant.**

58. NZC-21-0325-PAIR-A-DICE, LLC:  
ZONE CHANGE to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone for a multiple family residential development.  
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.  
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley (description on file). MN/jvm/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Resolution of Intent to complete in 3 years;**
- **Provide grilling areas with benches in the landscaped areas at the corners of the site;**
- **Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;**
- **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.
- 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.

**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 #0271-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**APPEALS**

59. ET-21-400019 (WS-19-0808)-GREAT BUNS:  
 HOLDOVER APPEAL WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setback; and 2) deviate from design standards for an accessory storage building.  
 DESIGN REVIEW for existing accessory buildings and structures in conjunction with an existing bakery on 1.3 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located 500 feet north of Tropicana Avenue, 850 feet west of Pecos Road within Paradise. TS/jgh/jd (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until March 7, 2023 to complete the building permit and inspection process with any extension of time to be a public hearing;
- No future expansions of the existing bakery or out-buildings on the property;
- Eliminate any public address (PA) systems;
- Add new downward lit LED lights on the north facing buildings and provide a copy of the photometric lighting plan to Montara homeowner's association;
- Provide a copy of the building plan submittal package to Montara homeowner's association;
- Relocate exhaust fan away from the northern property line;
- No crates stacked above property wall;
- Add noise attenuation to the north facing air curtains;
- Add noise attenuating rooftop screening on the north side of the 4 rooftop swamp coolers pending administrative approval by Clark County Department of Comprehensive Planning;

- Coordinate with property owner of APN 162-24-811-001 to supply no more than eighteen, 24 inch box buffer trees per the Southern Nevada Regional Planning Coalition Regional Plant list 20 feet on center, to be planted on APN 162-24-811-001 only adjacent to the north property line of APN 162-24-802-016 where trees do not currently exist, pending approval, acceptance and on-going maintenance by the owner of APN 162-24-811-001 at a total cost not to exceed \$12,500;
- Provide to Montara homeowner's association 2 noise studies, 1 before construction of the proposed accessory building and sound mitigation measures to establish a baseline, and 1 after completion of construction of the new accessory building of which both studies shall follow the Title 30 testing and limit criteria with the second study demonstrating compliance with Title 30 noise limits on the subject property and relative to the adjacent R-1 zoning;
- Provide progress report to Commissioner Segerblom within 6 months of approval of this extension of time;
- No permits issued for the new accessory building until all applicable conditions are met, this does not apply to the second noise attenuation study which will be completed 30 days after occupancy.
- 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.

60. UC-21-0324-MCGILLIS INVESTMENT CO, LLP:

APPEAL USE PERMIT for a funeral home.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a proposed funeral home on 2.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Lone Mountain Road and the west side of Tenaya Way within Lone Mountain. RM/rk/jd (For possible action)

#### **CONDITIONS OF APPROVAL -**

##### **Current Planning**

- Update Commissioner Miller's office throughout the development on progress;
- No wall signage;
- Architecture to remain ranch style;
- 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**

- "No left turn" sign to be installed at exit onto Tenaya Way;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.



**Clark County Water Reclamation District (CCWRD)**

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

61. VS-21-0323-MCGILLIS INVESTMENT CO, LLP:  
APPEAL VACATE AND ABANDON a portion of right-of-way being Tenaya Way located between Lone Mountain Road and Verde Way within Lone Mountain (description on file). RM/nr/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.**

62. WS-21-0282-AGASSI, ANDRE:  
APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side yard setback; and 2) reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Andre Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action)

**HELD - 10/20/21 - per the Board of County Commissioners.**

**AGENDA ITEMS**

63. AG-21-900492: Authorize the cancellation of a Development Agreement and signature of a Cancellation Agreement for the Sands Expo Center Annex (exposition hall/convention facility) generally located south of Sands Avenue, east of Koval Lane and west of Manhattan Street, within Paradise. TS/sr (For possible action)

**AUTHORIZED.**

64. CP-21-900519: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

**ADOPTED.**

## **ORDINANCES – INTRODUCTION**

65. ORD-21-900427: Introduce an ordinance to consider adoption of a Development Agreement with Affiliate Investments LLC for a retail center (The Commons on Blue Diamond) on 3.4 acres, generally located west of Edmond Street and north of Blue Diamond Road within Enterprise. JJ/ab (For possible action)

**INTRODUCED - public hearing 10/06/21.**

66. ORD-21-900484: Introduce an ordinance to consider adoption of a Development Agreement with Cimarron Springs Plaza LLC for a retail business (Warm Springs & Cimarron) on 0.5 acres, generally located west of Cimarron Road and south of Warm Springs Road within Spring Valley. MN/ab (For possible action)

**INTRODUCED - public hearing 10/06/21.**

67. ORD-21-900487: Introduce an ordinance to consider adoption of a Development Agreement with LAD 5 LLC for a residential development (Agate-Warbonnet) on 9.8 acres, generally located west of Buffalo Drive and south of Agate Avenue within Enterprise. JJ/ab (For possible action)

**INTRODUCED - public hearing 10/06/21.**

### **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.