

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 17, 2021

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 which marks the commencement of the twenty-five (25) day limitation period specified.

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 10/20/21.

NON-ROUTINE ACTION ITEMS (4 - 7): These items will be considered separately.

4. CP-21-900619: Conduct a public hearing to adopt the update to the Clark County Master Plan. (For possible action)

ADOPTED.

5. CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

AUTHORIZED.

6. AG-21-900638: Receive and file a report on the Land Use Plan Update Schedule, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

7. AG-21-900652: Receive a report on the interim conforming zone change districts for the new land use categories of the updated Master Plan, and direct staff accordingly. (For possible action)

REPORT RECEIVED.

ROUTINE ACTION ITEMS (8 – 34): 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.

8. DR-21-0566-MGP LESSOR, LLC:
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with a resort hotel (Park MGM) on 20.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South 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.**

9. ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) proposed place of worship; and 2) proposed school.

WAIVER OF DEVELOPMENT STANDARDS to waive streetlights along Warbonnet Way and Torino Avenue.

DESIGN REVIEWS for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres 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/sd/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until October 3, 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.**

10. ET-21-400157 (UC-19-0624)-S. VALLEY VIEW TWAIN, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) multiple family residential development; 2) increased density; and 3) an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; 2) reduced parking; 3) allow modified driveway design standards; 4) reduced driveway separation; and 5) reduced commercial driveway radius.

DESIGN REVIEW for a multiple family residential development on 6.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Highland Drive between Polaris Avenue and Morgan Cashmans Way within Paradise. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until October 2, 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-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:
 WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height. DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until February 21, 2023 to commence with any extension of time 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 that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

12. ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:
 VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until February 21, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

13. UC-21-0527-PEPPER LANE HOLDINGS, LLC:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on 0.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/jor/jd (For possible action)

HELD - 12/22/21 - per the applicant.

14. UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Certificate of Occupancy and/or business license shall not be issued without final zoning and landscape 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 4 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 30 feet for Wigwam Avenue.**
- **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.**

15. TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- 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.

Current Planning Division - Addressing

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

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 #0301-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. UC-21-0575-TISHMAR, LLC:
USE PERMIT to allow an accessory structure prior to the construction of a principal structure. DESIGN REVIEW for an accessory structure on a portion of 16.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Wilbur Clark DI East Road within Winchester. TS/md/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. VS-21-0508-SGG OAKS ROYAL LINKS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (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

- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision 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 additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may 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.

18. UC-21-0507-SGG OAKS ROYAL LINKS, LLC:
USE PERMITS for the following: 1) High Impact Project; 2) attached (townhouse) planned unit development (PUD); and 3) single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) reduce setbacks; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within SunriseManor. TS/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **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 Development Agreement with Clark County;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the final design for APN 161-10-202-001 must be submitted to the Department of Comprehensive Planning no later than October 7, 2022 or the zoning will expire on this parcel; 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 4 years of approval date or it will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;**
- **Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;**
- **Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;**
- **Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;**
- **90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;**
- **All other right-of-way and easement dedications to record with the subdivision map;**

- Applicant to coordinate with Public Works for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; that the installation of detached sidewalks may 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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. TM-21-500147-SGG OAKS ROYAL LINKS, LLC:

TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/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 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;

- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Works for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may 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.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. WS-21-0447-GILBERT, DAN & CLAUDIA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase the proposed retaining wall height.

DESIGN REVIEW for finished grade in conjunction with a proposed single family residence on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Verde Way and Jensen Street within Lone Mountain. RM/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW21-10872;
- Right-of-way dedication to include 30 feet for Verde Way, 30 feet for Jensen Street, and the associated spandrel.

21. WS-21-0536-JO FAM PROPERTY, LLC:

WAIVER OF DEVELOPMENT STANDARDS for signage.

DESIGN REVIEWS for the following: 1) restaurant; 2) signage; and 3) lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/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 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 PW17-56783;**
- **Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;**
- **Dedicate any right-of-way and easements required for the Fort Apache Road improvement project;**
- **30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project;**
- **90 days to record required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project.**

22. WS-21-0544-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/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 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.

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 #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. WS-21-0556-WILLIAM LYON HOMES, INC:

WAIVER OF DEVELOPMENT STANDARDS to establish alternative yards for a residential lot. DESIGN REVIEW for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 335 feet east of Gilespie Street, 225 feet south of Neal Avenue within Enterprise. MN/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.

24. ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR: HOLDOVER ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Intense landscape buffer along north property line, trees shall be 24 inch box large Evergreen trees to expand and screen the distance between trees and planted in off-set rows; and when adjacent to street shrubs shall be located to cover more than 50% of the landscaped area and may be grouped if distributed along entire strip;
- All lighting should be located, aimed, and shielded to minimize glare onto adjacent properties;
- Provide “conduit ready” to dock locations and parking area to allow for future electric vehicle charging;
- The maximum number of loading docks will be 80 with up to 65 at grade roll-up doors;
- 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Developer is to install Clark County Public Works approved no parking signs on both sides of Arby Avenue, Badura Avenue, and Cimarron Road;
- 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 60 feet for Gagnier Boulevard and associated spandrels.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Ensure all points of structure are within 250 feet of fire department access for sprinklered buildings.

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 #0228-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

25. NZC-21-0462-PEBBLE ROAD TRUST:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise (description on file). JJ/md/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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. VS-21-0463-PEBBLE ROAD TRUST:
 VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Raven Avenue, and between Fort Apache Road and Park Street within Enterprise (description on file).
 JJ/md/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 35 feet to the back of curb for Pebble Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

27. TM-21-500138-PEBBLE ROAD TRUST:

TENTATIVE MAP consisting of 19 residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, 700 feet west of Fort Apache Road within Enterprise. JJ/md/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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road.
- 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; and 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.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0284-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. PA-21-700003-SUN WEST LTD, ET AL:
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment). Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action)

ADOPTED.

29. CP-21-900382: Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan (Map 1.3), and direct staff accordingly. (For possible action)

AUTHORIZED.

30. VS-21-0513-SUN WEST LTD:
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (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

- Comply with approved drainage study PW21-12940:
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and to provide a 24 foot minimum fire lane.

31. UC-21-0512-SUN WEST LTD:
USE PERMIT to allow an accessory structure (garage) prior to a principal residence.
DESIGN REVIEW for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant to complete and review construction of the custom homes within 3 years;
- Materials stored on-site must only be related to the 2 custom homes to be constructed on the subject parcel.

- Applicant is advised that subsequent land use approval may be required for the area of the 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Comply with approved drainage study PW21-12940;
- 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.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and a 24 foot minimum fire lane.

32. ORD-21-900621: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Sackley Family Trust and Sackley Stuart TRS for a retail center (Rainbow and Arby) on 5.0 acres, generally located east of Rainbow Boulevard and south of Arby Avenue within Enterprise. MN/tk (For possible action)

ADOPTED.

33. AG-21-900707: Consider the approval of the Agreement Between Mountain's Edge Master Association and Clark County Regarding Helen Stewart Park; authorize the Chair to sign and for other matters properly related thereto. JJ/ab (For possible action)

HELD - 01/05/22 - per the District Attorney.

34. ORD-21-900651: Conduct a public hearing on an ordinance to consider the cancellation of the Mountain's Edge Development Agreement between Clark County and Mountain's Edge, LLC pursuant to NRS 278.0205(1). JJ/sr (For possible action)

HELD - 01/05/22 - per the District Attorney.

NON-ROUTINE ACTION ITEMS (35 - 53): These items will be considered separately.

35. ET-21-400149 (WS-0415-10)-DIS & DAT, INC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)

HELD - 12/22/21 - per the applicant.

36. ET-21-400152 (UC-0909-17)-2975 SAMMY DAVIS JR. DRIVE, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW exterior/interior modifications to an existing retail building on 0.9 acres in a C-2
(General Commercial) Zone. Generally located on the west side of Sammy Davis Jr. Drive, 1,000 feet
south of Circus Circus Drive within Winchester. TS/jvm/jo (For possible action)
HELD - 12/22/21 - per the Board of County Commissioners.
37. VS-21-0414-P S L V R E, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between
Sunset Road and Rafael Rivera Way, and between Westwind Road and Jones Boulevard within
Enterprise (description on file). MN/rk/jo (For possible action)
HELD - 12/08/21 - per the applicant.
38. WS-21-0413-P S L V R E, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design
standards.
DESIGN REVIEWS for the following: 1) proposed office/warehouse building; and 2) finished grade on
2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of
Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)
HELD - 12/08/21 - per the applicant.
39. WS-21-0545-RAINBOW 26, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking
requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure
distances from the intersection.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping
center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design
Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of
Oquendo Road within Spring Valley. MN/rk/jo (For possible action)
HELD - 01/05/22 - per the applicant.
40. WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:
WAIVER OF DEVELOPMENT STANDARDS for throat depth.
DESIGN REVIEWS for the following: 1) finished grade; 2) distribution center; and 3) alternative
landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally
located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor.
MK/jvm/jo (For possible action)
HELD - 12/08/21 - per the applicant.

41. ZC-21-0534-DIAMOND ALTO, LLC:
ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.
DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)
HELD - 12/08/21 - per the applicant.

42. ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a quasi-public facility. Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley (description on file). JJ/jt/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of intent to complete in 3 years;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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;**
- **Full off-site improvements.**

Building Department - Fire Prevention

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.**

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.**

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN WITHOUT PREJUDICE.

43. NZC-21-0383-AGCOMI, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.
DESIGN REVIEW for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

HELD - 12/08/21 - per the applicant.

44. NZC-21-0458-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
ZONE CHANGE to reclassify 7.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (streetlights) along a public street.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue and the east side of Rancho Destino Road within Enterprise (description on file). MN/rk/jd (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 years;**
- **All single story homes;**
- **Design review as a public hearing on any significant changes to plans;**
- **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;**
- **Add a mix of 24 inch box Shoestring Acacia trees and 24 inch box Italian Cypress trees every 15 feet on center along the north property lines of lots 9 and 10 per the revised landscape plan submitted on November 2, 2021;**
- **Add 24 inch box Shoestring Acacia trees every 15 feet on center along the east property lines of lots 10, 11, and 12, and along the northern property line adjacent to the eastern stub "Street C" per the revised landscape plan submitted on November 2, 2021;**
- **Provide landscaping at the eastern end of the stub "Street C" in conformance with Clark County Water Reclamation District and Las Vegas Valley Water District standards;**
- **Provide a 9 foot redundant screen wall (on top of any possibly necessary retaining wall) along the eastern side of lots 10, 11 and 12;**
- **Provide a 9 foot redundant screen wall (on top of any possibly necessary retaining wall) along a portion of the northern side of stub "Street C" for sixty-five (65) linear feet beginning at the western edge of the property on stub "Street C";**
- **Install a root barrier along the northern wall on stub "Street C" to protect the northern exposed wall from water seepage to the property owner to the north;**
- **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 Pyle Avenue and Giles pie Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;
- Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;
- Dedicate any right-of-way and easements necessary or the Pyle Avenue 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 approval; and 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-28-204-001 and 177-28-204-011; to connect to municipal sewer and remove the septic systems 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 systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. VS-21-0459-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Wellspring Avenue (alignment), and between Rancho Destino Road and Giles pie Street and a portion of a right-of-way being Pyle Avenue located between Rancho Destino Road and Giles pie Street and a portion of Giles pie Street located between Pyle Avenue and Wellspring Avenue (alignment) 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.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

46. TM-21-500136-TADANO WAKIMOTO TRUST & TADANO GARY TRS:
AMENDED TENTATIVE MAP consisting of 22 (previously 24) single family residential lots and common lots on 7.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the northside of Pyle Avenue and the east side of Rancho Destino Road within Enterprise. MN/rk/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 on Pyle Avenue and Giles pie Street;
- Full off-site improvements, except no streetlights, on Rancho Destino Road;

- **Coordinate with Public Works - Design Division for the Pyle Avenue improvement project;**
- **Dedicate any right-of-way and easements necessary or the Pyle Avenue 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 approval; and 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.**

Current Planning Division - Addressing

- **Street A shall have an approved street name with the suffix of Court;**
- **Street B is an extension of Elizabeth Ann Lane and shall assume the same name;**
- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Building Department - Fire Prevention

- **Applicant is advised that fire/emergency access must comply with the Fire Code.**

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 #0344-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

47. NZC-21-0468-HACIENDA ASSOCIATES LP:
 ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
 USE PERMIT for an attached (townhouse) planned unit development (PUD).
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) increase wall height; 4) reduce width of private streets; 5) reduce street intersection off-set; and 6) reduce back of curb radius.
 DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file).
 JJ/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 years;**
- **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

- Continue to coordinate Russell Road entrance with Public Works to provide appropriate ingress/egress;
- 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;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- 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; and that off-site improvement permits may be required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

48. VS-21-0469-HACIENDA ASSOCIATES LP:
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

49. **TM-21-500139-HACIENDA ASSOCIATES LP:**
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/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 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

- Continue to coordinate Russell Road entrance with Public Works to provide appropriate ingress/egress;
- 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;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- 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; and that off-site improvement permits may be required.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Verbena, Bell Flower, Catmint are previously recorded and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

APPEAL

50. WS-21-0457-BUILDING HOPE BETTY LANE, LLC:
APPEAL WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/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 trees must be consistent with the Southern Nevada Water Authority plant list and be appropriate for box planting to ensure the tree's survival; 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.**

ORDINANCES – INTRODUCTION

51. ORD-21-900627: Introduce an ordinance to consider adoption of a Development Agreement with JONES 215, LLC for a commercial development (Torrey Pines and Maule) on 4.5 acres, generally located south of Roy Horn Way and east of Torrey Pines Dr within Enterprise. MN/tk (For possible action)

INTRODUCED - public hearing 12/08/21.

52. ORD-21-900688: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on September 22, 2021 and October 6, 2021, and in Assessor's Book 163. (For possible action)

INTRODUCED - public hearing 12/08/21.

53. ORD-21-900689: Introduce an ordinance to update various regulations in the Clark County Unified Development Code (Title 30), and direct staff accordingly. (For possible action)

INTRODUCED - public hearing 12/08/21.

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.