

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, MAY 4, 2022

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.

OPENING CEREMONIES

CALL TO ORDER

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 04/06/22.

ROUTINE ACTION ITEMS (4 – 19): 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. AR-22-400033 (UC-0033-12)-ELDORADO LAND CORPORATION:
USE PERMIT FIFTH APPLICATION FOR REVIEW for outside storage in conjunction with various industrial uses on 8.7 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Spring Canyon Road and Whidbey Road within the South County Planning Area (Eldorado Valley).
JG/nr/syp (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

- **Remove the time limit.**

Public Works - Development Review

- **Compliance with previous conditions.**

5. ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:
HOLDOVER USE PERMITS SECOND EXTENSION OF TIME for the following: 1) High Impact Project; 2) resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; 4) increase the height of high-rise towers; 5) associated accessory and incidental commercial uses, buildings, and structures; and 6) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; 3) encroachment into airspace; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) non-standard improvements (landscaping and fencing) within the right-of-way.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) resort hotel and all associated and accessory uses; 3) hotel towers and associated low-rise and mid-rise buildings and structures; 4) low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; 5) water features (man-made lake and decorative water fountains); and 6) all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

HELD - 06/08/22 - per the applicant.

6. ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:
HOLDOVER USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

HELD - 06/08/22 - per the applicant.

7. ET-22-400034 (ZC-17-0827)-LMC KAKTUSLIFE PROPERTY OWNER, LLC:
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 16.1 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. USE PERMITS for the following: 1) High Impact Project; 2) increased density; and 3) increased height. DESIGN REVIEW for a proposed mixed-use development. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 20, 2024 to complete.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.**

8. ET-22-400035 (WS-19-0963)-SID 52, LLC:
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on a portion of 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue and the west side of Kelch Drive within Paradise. JG/jt/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until February 5, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway Extension and Tompkins, Koval to Paradise improvement projects.

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;
- 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 and is still valid.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

9. UC-22-0086-COPART ARIZONA, INC:
USE PERMIT to allow an area used for storing motor vehicles to be unpaved.
DESIGN REVIEW for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 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 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;
- Full off-site improvements;
- Grant easements as necessary.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that the gate shall not encroach into the pedestrian access easement.

Fire Prevention Bureau

- 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.

10. UC-22-0129-UNITED INVESTMENTS, LLC:

USE PERMIT for a cannabis establishment (distributor) in conjunction with a previously approved cannabis establishment on 0.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire.
- 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.

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.

11. ZC-22-0126-COUNTY OF CLARK (LV CONV AUTH):
ZONE CHANGE to reclassify 10.0 acres from a P-F (Public Facility) Zone to an H-1 (Limited Resort and Apartment) Zone for a future development. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester (description on file). TS/lm/jo (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 prior to future development or land use application for future development of the site, an Administrative Design Review will be required to reflect the current improvements on the LVCVA property; an amended Development Agreement for the Las Vegas Convention Center expansion will be required to remove the subject 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.**

Public Works - Development Review

- **Drainage study shall be required with future development as determined by Public Works - Development Review;**
- **Traffic study shall be required with future development as determined by Public Works - Development Review;**
- **Full off-site improvements shall be required with future development as determined by Public Works - Development Review;**
- **Coordinate with Public Works, Kaizad Yazdani for right-of-way and easement dedications necessary for the Las Vegas Boulevard improvement project.**

12. ZC-22-0143-LACONIC, LP:
ZONE CHANGE to reclassify 1.7 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced height setback ratio; 3) reduced driveway departure distance; and 4) reduced driveway throat depth. DESIGN REVIEWS for the following: 1) a proposed retail center; and 2) finished grade. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/jor/jo (For possible action)

HELD - 06/08/22 - per the applicant.

13. VS-22-0144-LACONIC, LP:
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Forest Sword Street and between Cactus Avenue and Rush Avenue (alignment) and portion of a right-of-way being Bermuda Road located between Cactus Avenue and Rush Avenue within Enterprise (description on file). MN/jor/jo (For possible action)

HELD - 06/08/22 - per the applicant.

14. NZC-22-0054-STANEK MARK JAMES & DONNA MARIE:
ZONE CHANGE to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a CRT (Commercial Residential Transition) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) fence height; and 3) alternative driveway geometrics.
DESIGN REVIEW for the conversion of an existing single family residence to an office use located partially in the Russell Road Transition Corridor Design Overlay District. Generally located on the south side of Russell Road, 300 feet west of McLeod Drive within Paradise (description on file). JG/jt/jo (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 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

- **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.**
- **Applicant is advised that off-site improvement permits may be required; and that existing and proposed signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.**

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.**

15. ORD-22-900087: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with William Lyon Homes, Inc for a single family residential development (Ford Avenue - Edmond Street) on 6.4 acres, generally located east and west of Edmond Street and north of Ford Avenue within Enterprise. JJ/tk (For possible action)

ADOPTED.

16. ORD-22-900108: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Homes Las Vegas, Inc for a single family residential development (Agate - Dean Martin) on 14.6 acres, generally located east of Dean Martin Drive and north of Serene Avenue within Enterprise. JJ/tk (For possible action)

ADOPTED.

17. ORD-22-900162: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc for a single family residential development (Pyle - Rancho Destino) on 7.3 acres, generally located north of Pyle Avenue and east of Rancho Destino Road within Enterprise. MN/tk (For possible action)

ADOPTED.

18. ORD-22-900163: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Maule Realty Partners, LLC for a distribution center (Chartwell - Maule Avenue) on 10.0 acres, generally located between Maule Avenue and Badura Avenue within Enterprise. MN/tk (For possible action)

ADOPTED.

19. ORD-22-900169: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with PSI Warm Springs, LLC for an office/warehouse complex (Warm Springs - Belcastro) on 5.0 acres, generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/tk (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (20 – 34): These items will be considered separately.

20. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increased building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

HELD - 06/08/22 - per the applicant.

21. ET-22-400023 (UC-0061-17)-ABC PARADISE, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a multiple family residential development; and 2) increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) reduce side (corner) setback; 3) reduce height/setback ratio adjacent to single family residential uses; 4) allow balconies to overlook single family residential uses; and 5) reduce height/setback ratio from an arterial street (Windmill Lane).
DESIGN REVIEW for a proposed multiple family residential development on 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Windmill Lane and Giles Street within Enterprise. MN/jud/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 19, 2022 to commence to align with UC-18-0454.**

- 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.

22. WS-22-0076-HUERTA, JORGE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow proposed single family residential lots to have access to an arterial street (Rainbow Boulevard) where not permitted; 2) increase wall height; and 3) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) finished grade on 1.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Azure Drive within Lone Mountain. MK/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Lots subject to waiver of development standards #1 limited to circular driveways.
- 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

- Full off-site improvements;
- 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; and that off-site improvement permits may be required.

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 to inquire with 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 #3 WAS DENIED.

23. WS-22-0147-LV JUDSON, LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)
HELD - 05/18/22 - per the applicant.
24. ZC-22-0119-CENTURY COMMUNITIES NEVADA, LLC:
HOLDOVER ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-E (Rural Estates Residential) Zone.
USE PERMITS for the following: 1) a residential planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) increase wall height; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) finished grade. Generally located on the east side of Fort Apache Road and the south side of Hammer Lane within Lone Mountain (description on file). RM/md/jo (For possible action)
HELD - 05/18/22 - per the applicant.
25. ZC-22-0151-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 18.7 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) increased retaining wall height; 2) increased building height; and 3) reduced residential driveway separation.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) finished grade. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Per revised plans submitted May 4, 2022;**
- **3 story homes limited to internal lots only (Lots 10 through 16, Lots 38 through 66, and Lots 88 through 118);**
- **A maximum of 34% of 3 story homes limited to the following lots (Lots 1 through 9, Lots 17 through 68, and Lots 119 through 123);**
- **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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.**

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to accommodate a taper from 25.5 feet to 30 feet for Pioneer Way to match the west side of the street, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), provide a standard bus turnout and a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Warm Springs Road, just east of Pioneer Way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

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 #0123-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #2, #3A, AND #3B WERE WITHDRAWN WITHOUT PREJUDICE.

26. VS-22-0152-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON portions of right-of-way located between Warm Springs Road and Eldorado Lane (alignment) and between Pioneer Way (alignment) and Tenaya Way within Enterprise (description on file). MN/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

- **Drainage study and compliance;**
- **Right-of-way dedication to accommodate a taper from 25.5 feet to 30 feet for Pioneer Way to match the west side of the street, and associated spandrel;**
- **If required by the Regional Transportation Commission (RTC), provide a standard bus turnout and a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Warm Springs Road, just east of Pioneer Way;**
- **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.**

27. **TM-22-500050-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 147 single family residential lots and 8 common lots on 18.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Pioneer Way (alignment) and the south side of Warm Springs Road within Enterprise. MN/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Per revised plans submitted May 4, 2022.**
- **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 accommodate a taper from 25.5 feet to 30 feet for Pioneer Way to match the west side of the street, and associated spandrel;**
- **If required by the Regional Transportation Commission (RTC), provide a standard bus turnout and a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Warm Springs Road, just east of Pioneer Way.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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

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

Department of Aviation

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

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 #0123-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

28. NZC-22-0056-MICHELON FAMILY LV LAND, LLC:
ZONE CHANGE to reclassify 15.1 acres from an H-2 (General Highway Frontage) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) non-standard improvements (landscaping) in the right-of-way.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

HELD - 06/08/22 - per the applicant.

29. VS-22-0057-MICHELON FAMILY LV LAND, LLC:
VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

HELD - 06/08/22 - per the applicant.

30. NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:
ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade. Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/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

- **Sidewalks on Redwood Street and Dewey Drive shall be detached;**
- **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.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

Department of Aviation

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

Fire Prevention Bureau

- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APN 163-26-406-002 and -003; 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 #0075-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:

VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/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.
- 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.

Fire Prevention Bureau

- 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.

AGENDA ITEM

32. AG-22-900286: Accept and authorize the signature of the Performance Agreement with DLV-H Owner, LLC for the DREAM LAS VEGAS Resort Hotel, generally located east of Las Vegas Boulevard South and 500 feet south of Russell Road (alignment) within Paradise. JG/sr (For possible action)

AUTHORIZED.

ORDINANCES – INTRODUCTION

33. ORD-22-900086: Introduce an ordinance to consider adoption of a Development Agreement with Teton Capital Management for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/tk (For possible action)

INTRODUCED - public hearing 05/18/22.

34. ORD-22-900102: Introduce an ordinance to consider adoption of a Development Agreement with Grand Teton Mini Storage Partners, LLC for a commercial development (Buffalo Drive - Grand Teton Drive) on 3.4 acres, generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/tk (For possible action)

INTRODUCED - public hearing 05/18/22.

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.