

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

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 05/18/22.

ROUTINE ACTION ITEMS (4 – 44): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-22-0248-NV DD LIVING TRUST & MADRIGAL, MANNY & ROSA TRS:
DESIGN REVIEWS for the following: 1) additional single family residential model; and 2) finished grade for a previously approved single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard, the north side of Kell Lane, and 470 feet west of Marion Drive within Sunrise Manor. TS/lm/jo (For possible action)

**CONDITIONS OF APPROVAL -
Current Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 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 #0367-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. DR-22-0277-APACHE HACIENDA LP:

DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0195-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. DR-22-0297-AMH NV9 DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved single family residential development on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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 #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. AR-22-400069 (WS-0701-16)-CHURCH BAPTIST CHARLESTON HGTS:
 WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) permit existing access to a local street; 2) reduce setback for an existing trash enclosure; 3) alternative landscaping and screening; 4) eliminate landscaping adjacent to a residential use; 5) allow modified driveway design standards; and 6) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) for a proposed expansion to an existing place of worship on acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Craig Road and the east side of Valadez Street within Lone Mountain. RM/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

8. AR-22-400070 (UC-18-0151)-EGG WORKS HOLDING CO., LLC:
 USE PERMITS APPLICATION FOR REVIEW for the following: 1) banquet facility; and 2) live entertainment.
 DESIGN REVIEW for exterior modifications to an existing office/warehouse building within an existing office/warehouse complex on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southwest corner of Cameron Street and Hacienda Avenue within Paradise. MN/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Remove the time limit.

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.

9. AR-22-400073 (UC-21-0072)-BOY SCOUTS AMER LV AREA COUNCIL:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (off-roading experience); and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) parking lot landscaping.
DESIGN REVIEW for a recreational facility (off-roading experience) on a portion of 1,137 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Mount Potosi Canyon Road, 1,550 feet southwest of SR 160 within Mountain Springs. JJ/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Remove the time limit.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.**

10. ET-22-400052 (ZC-18-0891)-VANTASNER GAMING MERIDIAN, LLC:
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.5 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for on-premises consumption of alcohol (service bar).
DESIGN REVIEWS for the following: 1) a restaurant building; and 2) alternative parking lot landscaping. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor (description on file). TS/jgh/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 19, 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 there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

11. ET-22-400053 (UC-19-0862)-VANTASNER GAMING MERIDIAN, LLC:
USE PERMIT FIRST EXTENSION OF TIME to allow on-premises consumption of alcohol (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a residential use; 2) alternative screening and buffering; 3) reduce building setback; 4) alternative driveway geometrics; and 5) reduce throat depth on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/jgh/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Until December 19, 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

- Compliance with previous conditions.

12. ET-22-400063 (WS-18-0789)-CAI LAS VEGAS HOTEL PARTNERS, LLC:
 WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following:
 1) increase building height; 2) reduce the height setback to an arterial street for a proposed hotel; 3) reduce parking; 4) increase the number of tandem spaces; 5) alternative parking layout; and 6) alternative driveway geometrics and design.
 DESIGN REVIEW for modifications to an approved hotel on 4.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Nevso Drive and Valley View Boulevard within Paradise. MN/jgh/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until December 19, 2023 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

- Compliance with previous conditions.

13. ET-22-400067 (UC-20-0220)-USA:
 USE PERMIT FIRST EXTENSION OF TIME for senior housing.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative driveway geometrics.
 DESIGN REVIEWS for the following: 1) senior housing facility; and 2) alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise. MN/bb/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until July 8, 2024 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.**

14. **TM-22-500102-COYOTE SPRINGS NEVADA, LLC:**

TENTATIVE MAP consisting of 8 large lots and common lots on approximately 748.9 acres in an R-U (Rural Open Land) Zone, an R-2 (Medium Density Residential) Zone, a C-2 (General Commercial) Zone, an H-1 (Limited Resort and Apartment) Zone, and a P-C (Planned Community) Zone in the Coyote Springs Master Planned Community. Generally located at the northeast corner of SR 168 and U.S. Highway 93 within the Northeast County. MK/rk/ja (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;**
- **Traffic study and compliance;**
- **Traffic study to also address circulation needs of this site and applicant to be aware that any additional applicable development of the Coyote Springs site will require master traffic study to address right-of-way needs and roadway design;**
- **Full off-site improvements.**

Clark County Water Reclamation District (CCWRD)

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

15. **UC-22-0190-FESTIVAL GROUND OWNER, LLC:**

HOLDOVER USE PERMITS for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/jt/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **1 year to commence and review as a public hearing;**

- 2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan;
- Apply for all applicable business license permits for each event;
- No soundchecks before 8:00 a.m.;
- Live entertainment limited from 11:00 a.m. to 11:59 p.m. for music to stop;
- Stages to be set back 350 feet from the property line of the residential development (Allure) on the north side of Sahara Avenue;
- Main stage to be oriented to the west and southwest of the site;
- Submit a Temporary Commercial Event (TC) application for all events;
- A maximum of 12 events per year;
- On-site sales of tickets only at Gate #1 (main entry chute);
- Provide bicycle racks or other alternatives for patrons close to entry Gate #1;
- No vehicular access onto Las Vegas Boulevard South except for emergency vehicles and emergencies only;
- All lights shall be shielded;
- Provide “No Event Parking” signs on adjacent residential streets during events;
- Access to be maintained for all adjacent properties;
- Provide signage to direct pedestrians to, from, and around the site;
- Provide security for each event to ensure that street performers, vendors, advertisers, and related crowds do not impede pedestrian movement on private property subject to pedestrian access easement and public sidewalks designated as “No Obstructive Use Zones” or on private walkways;
- Consult a noise consultant before each event and provide an update to Commissioner or designee unless waived by the Commissioner, review after each event to address the issues that arise during each event including, but not limited to parking, pedestrian/vehicular conflicts, additional pedestrian containment, pedestrian analysis, noise, safety, and security;
- Provide notices to surrounding residents 30 days before each event such as the Turnberry Towers, Sky, Allure, and other residential areas to be determined that include the time and date of the events, expected attendees, the hours of staging (load-in/load-out), traffic notices of road closures or change in traffic patterns, any special items like fireworks and contact person for each event.
- 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 application for review; 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

- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required, applicant to submit an Event Traffic Management Plan to Public Works;
- If required, applicant to obtain Special Event permits from the Las Vegas Metropolitan Police Department;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;

- Coordinate with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Staging shall be prohibited within the right-of-way;
- No advertising within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (landscaping and fencing) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (fences and landscaping) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

Fire Prevention Bureau

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

16. UC-22-0258-LVBRETAIL, LLC:

USE PERMIT for on-premises consumption of alcohol (supper club).

DESIGN REVIEW for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

17. UC-22-0267-WESTWYNN, LLC:
USE PERMIT for temporary construction storage.
DESIGN REVIEW for a temporary construction storage yard on 34.6 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 and Paradise. TS/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until June 22, 2023 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; applicant must comply with Air Quality regulations including required dust control measures and obtain any necessary permits; 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.

18. UC-22-0285-LV TROPICAL INDUSTRIAL LP:
USE PERMIT for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and allow a modified driveway design.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 4.6 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Shatz Street and the south side of Tropical Parkway within Sunrise Manor. MK/rk/syp (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.
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 5 years to review waiver of development standards #2;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0402-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. VS-22-0246-DIAMOND FORD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Jones Boulevard and the Union Pacific Railroad within Enterprise (description on file). JJ/rk/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

- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for 30 feet and an off-set cul-de-sac for Ford Avenue and a separate 20 foot wide grant along the south boundary of the BLM parcel for maintenance access to the drainage channel;
- Right-of-way dedication to include 30 feet for Ford Avenue and a portion of the off-site cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and 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.

20. WS-22-0245-DIAMOND FORD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) modified driveway design standards; and 3) reduce back of curb radii.

DESIGN REVIEWS for the following: 1) proposed office/warehouse building with an outside storage yard; 2) alternative parking lot landscaping; and 3) finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for 30 feet and an off-set cul-de-sac for Ford Avenue and a separate 20 foot wide grant along the south boundary of the BLM parcel for maintenance access to the drainage channel;
- Right-of-way dedication to include 30 feet for Ford Avenue and a portion of the off-site cul-de-sac.
- 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.

Fire Prevention Bureau

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

21. VS-22-0281-PARBALL NEWCO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Bellagio Drive (alignment) within Paradise (description on file). JG/lm/syp (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

- Grant a new pedestrian access easement and any other required easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

22. UC-22-0280-PARBALL NEWCO, LLC:

USE PERMITS for the following: 1) allow primary means of access to accessory buildings from the exterior of the resort; and 2) deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow alternative landscaping and pedestrian realm; and 2) all other deviations as depicted per plans on file.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback.

DESIGN REVIEW for accessory buildings (tavern/restaurant/retail) for a resort hotel (Horseshoe) on 30.0 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 Flamingo Road within Paradise. JG/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 2 year review to reasonably assess and mitigate if there are any negative noise impacts that may result from the outdoor live entertainment;
- Outdoor live entertainment per plans with the performance stage and amplified sound to be directed to the north;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture, and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Pedestrian access easement must be kept clear of any obstructions, including all customer queuing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- If the pedestrian bridge is being attached directly to the building, an agreement with Public Works is required for said attachment.

Department of Aviation

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

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 #0196-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

23. VS-22-0299-RREEF CIPF 6550 TROPICAL PARKWAY, LLC:

VACATE AND ABANDON a portion of a right-of-way being Tropical Parkway located between Shatz Street and Hollywood Boulevard within Sunrise Manor (description on file). MK/bb/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.

24. WC-22-400072 (ZC-1252-99)-WARMSPRINGS DEV, LLC:
WAIVERS OF CONDITIONS of a zone change for the following: 1) B-1 landscaping (tree/shrub combination) along street frontages; and 2) recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements with adjacent properties if and when they develop as commercial or industrial to comply with Policy E8.5g of the Land Use Plan in conjunction with a proposed commercial center on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action)

APPROVED.

25. VS-22-0293-WARMSPRINGS DEV, LLC:
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file). MN/jor/syp (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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

26. UC-22-0292-WARMSPRINGS DEV, LLC:
USE PERMIT to reduce the setback of a proposed gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced driveway throat depth; and 2) reduced driveway departure distance.
DESIGN REVIEWS for the following: 1) commercial center; 2) alternative parking lot landscaping; and 3) finished grade on 1.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/jor/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

- Applicant is advised that the 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Department of Aviation

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

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 #0197-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

27. WS-22-0252-MUKHTAR SHAHID:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway width.

DESIGN REVIEW for an additional single family residential model for a previously approved single family residential development on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/lm/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant to work with staff on a decorative perimeter block wall on the exterior north and west property lines.
- 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.

Fire Prevention Bureau

- 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.
- All proposed single family residential submittals will comply with Code requirements for residential streets; 503.2.1.1 parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L-curbs, 38 feet (11,852 mm) from back of curb to back of curb for R-curbs, and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs; the prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) – Septic

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

28. WS-22-0289-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback.

DESIGN REVIEWS for the following: 1) a restaurant with a drive-thru; and 2) finished grade on 0.9 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road and the west side of Schirlls Street (alignment) within Enterprise. JJ/jor/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Expunge the design review portion of ZC-18-0961;
- 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 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Schirlls Street.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

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

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 #0185-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. ZC-22-0189-AUTUM SPRING, LLC & SLOAN 20, LLC:
ZONE CHANGE to reclassify 3.5 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.
DESIGN REVIEW for an office/warehouse complex. Generally located on the east side of Arville Street (alignment), 2,500 feet south of Sloan Road and west of I-15 within South County (description on file).
JJ/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Replace the Japanese Blueberry tree with a tree recommended by The Southern Nevada Water Authority/Southern Nevada Regional Planning Coalition Regional Plant List;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that any outside storage must be accessory to an indoor principal use; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review 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;**
- **Right-of-way dedication to include portions of a knuckle for Arville Street;**
- **Provide paved legal access;**
- **Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grants.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0183-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

30. ZC-22-0260-MARTINEZ-VILLEGAS REVOCABLE LIVING TRUST ETAL & MARTINEZ-SANDOVAL, OTONIEL TRS:
ZONE CHANGE to reclassify approximately 0.5 acres of a 0.7 acre site from a C-1 (Local Business) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the west side of Christy Lane, 230 feet south of Meikle Lane within Sunrise Manor (description on file). MK/sd/syp (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 any on-site business shall be in compliance with Title 30 regulations for a home occupation; and that the County is currently rewriting Title 30 and future land use applications, will be reviewed for conformance with the regulations in place at the time of application.**

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.**

31. ZC-22-0294-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:
ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) allow a modified driveway design; and 3) waive street dedication.
DESIGN REVIEWS for the following: 1) proposed distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive 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;**
- **Modification to required landscaping near the intersection of Buffalo Drive and Badura Avenue to accommodate detached sidewalks shall be administratively approved;**
- **Remove palm trees from the plant list and replace with a drought tolerant tree type on the Southern Nevada Regional Plant List;**
- **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 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; 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 2 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;
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue/Buffalo Drive traffic signal project and the Maule Avenue/Badura Avenue project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- 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 #0148-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS DENIED.

32. VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE: VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/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

- Revise legal descriptions as necessary for detached sidewalks on all of Buffalo Drive and Badura Avenue;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;

- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue/Buffalo Drive traffic signal project and the Maule Avenue/Badura Avenue project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

33. ZC-22-0298-PACK, TRAVIS & EMILY:

ZONE CHANGE to reclassify 4.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District. Generally located on the south side of Wittwer Avenue, 640 feet east of Rice Street within Moapa Valley (description on file). MK/al/jo (For possible action)

HELD - 08/03/22 - per the applicant.

34. ZC-22-0300-DEAN, JERRY & DEANNA FAMILY TRUST-EXEMPTION TR ETAL & DEAN, DEANNA S. TRS:

ZONE CHANGE to reclassify 12.5 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for a future industrial development. Generally located on the east side of Rainbow Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Design review as a public hearing for future plans.**
- **Applicant is advised that a standard development agreement will be required with future development 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; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.**

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;**
- **Right-of-way dedication to include 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Gary Avenue, and associated spandrels;**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **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;**
- **Vacate any unnecessary rights-of-way and/or easements.**

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 #0341-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

35. NZC-22-0176-MOSER, INEZ E.:

ZONE CHANGE to reclassify 5.4 acres from an R-2 (Medium Density Residential) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) reduce street intersection off-set.

DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney (description on file). JG/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Install a retaining and screen wall adjacent to Whitney Avenue totaling a minimum height of 8 feet as measured externally from Whitney Avenue, applicant has the option of installing an 8 foot tall perimeter block wall around the remainder of the site.
- 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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- All homes are required to have fire sprinklers installed and compliant with NFPA 13# or similar Code;
- 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.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0435-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. TM-22-500063-MOSER, INEZ E.:
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Boulder Highway and the north side of Whitney Avenue within Whitney. JG/rk/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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0435-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. PA-22-700002-LGI HOMES-NEVADA, LLC:
PLAN AMENDMENT to amend Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from 100 feet to 80 feet for Hollywood Boulevard. Generally located on Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard within Sunrise Manor. MK/gt (For possible action)

APPROVED.

38. VS-22-0158-LGI HOMES-NEVADA, LLC:
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/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

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

39. CP-22-900356: Authorize the Chair to sign a resolution amending the Clark County Master Plan (Northeast Las Vegas Valley Transportation Map) and direct staff accordingly. (For possible action)

AUTHORIZED.

40. CP-22-900384: Conduct a public hearing, adopt the Flood Control Master Plan Amendment, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED AND AUTHORIZED.

41. ORD-21-900733: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Picerne Quarterhorse LLC for a multiple family development (Quarterhorse Apartments) on 16.4 acres, generally located east of Quarterhorse Lane and south of Sunset Road within Spring Valley. JJ/dd (For possible action)

ADOPTED.

42. ORD-22-900006: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Pebble Ridge 19, LLC for a residential subdivision (Pebble - Fort Apache) on 2.5 acres, generally located south of Pebble Road and west of Fort Apache Road within Enterprise. JJ/dd (For possible action)

ADOPTED.

43. ORD-22-900343: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with D.R. Horton for a single family residential development (Serene and Fort Apache) on 7.6 acres, generally located west of Fort Apache Road and south of Serene Avenue within Enterprise. JJ/dd (For possible action)

ADOPTED.

44. ORD-22-900358: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on April 6, 2022, April 20, 2022, May 4, 2022 and in Assessor's Books 162, 163, 176, 177, 189, and 191. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (45 – 72): These items will be considered separately.

45. DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:
DESIGN REVIEWS for the following: 1) an existing monument sign; 2) permit wall signs to face an adjacent residential development; 3) increase the number of wall signs; 4) increase the maximum area of wall signs; and 5) a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action)

HELD - 07/20/22 - per the Board of County Commissioners.

46. ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:
USE PERMIT FIRST EXTENSION OF TIME for a restaurant with a drive-thru.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vivid hues (no longer needed); 2) alternative landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEW for a restaurant on 0.6 acres in an H-1 (Limited Resort and Apartment) Zone and a C-1 (Local Business) Zone. Generally located on the southeast corner of Paradise Road and Twain Avenue within Paradise. TS/jud/syp (For possible action)

HELD - 08/03/22 - per Commissioner Segerblom.

47. UC-22-0040-ATHARI REZA & FATANEH FAMILY TR & ATHARI G. REZA & FATANEH TRS:
HOLDOVER USE PERMIT to allow a cannabis establishment (cultivation).
DESIGN REVIEW for an addition to an existing office/warehouse building on 0.7 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/sd/jo (For possible action)

WITHDRAWN.

48. WS-22-0147-LV JUDSON, LP:
HOLDOVER 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 - 08/03/22 - per Commissioner Segerblom.

49. WS-22-0160-BRIGGS, ROD & MICKI:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to waive requirements for paving on Willow Avenue in conjunction with a minor subdivision map to subdivide an existing parcel on 10.0 acres in an R-U (Rural Open Land) Zone within the Moapa Valley Design Overlay District. Generally located on the south side of Willow Avenue, 1,040 feet east of Swapp Drive within Moapa Valley. MK/al/ja (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

- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Grant any necessary easements.**

50. WS-22-0179-ISU, INC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)

HELD - 07/20/22 - per the applicant.

51. WS-22-0244-DR HORTON, INC:

WAIVER OF DEVELOPMENT STANDARDS to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (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

- **If the County has accepted the streetlights and service pedestal for maintenance, then coordinate with Public Works - Traffic Management to return any County assets to Public Works;**
- **The conduit and pull boxes shall remain in place.**

52. WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/md/jo (For possible action)

HELD - 07/20/22 - per the applicant.

53. ZC-22-0198-BEN 200270 VENTURES, LLC:
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) parking; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) warehouse development; and 2) finished grade. Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/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 site plan;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 2 years of approval date or they will expire.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 5 additional feet for McLeod Drive from APN 162-36-601-007;**
- **Vacate any unnecessary rights-of-way.**
- **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 recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0434-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

54. ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) street intersection off-set; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade.
Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;**
- **Annex into the Mountains Edge Homeowner's Association;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;**
- **Crosswalk to be installed across Chartan Avenue parallel to Kane Springs Street.**
- **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 approval.**

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 #0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

55. VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/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.

56. TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise. JJ/al/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;
- Crosswalk to be installed across Chartan Avenue parallel to Kane Springs Street.
- 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 approval.

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.

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 #0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

57. ZC-22-0240-PY PROPERTIES, LLC & MTG LIVING TRUST:

ZONE CHANGE to reclassify 5.7 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone. Generally located on the east side of Dean Martin Drive and the north side of Agate Avenue (alignment) within Enterprise (description on file). JJ/md/ja (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on final plans;
- Resolution of Intent for M-D zoning shall automatically expire and the approval of this application shall be considered null and void in the event owner fails to act in good faith under the Settlement Agreement by acting or failing to act in a manner that prevents the sale of the property to KB Homes within 2.5 years of the approval of this application.
- Applicant is advised that a standard development agreement will be required with future development 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; 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

- 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.

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 #0239-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

58. **NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:**
ZONE CHANGE to reclassify 8.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 3) alternative landscaping along Dean Martin Drive; and 4) eliminate landscaping against a freeway.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the east side of Dean Martin Drive, approximately 215 feet south of Raven Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 4 years;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Applicant to coordinate a contribution with Public Works for improvements on Dean Martin Drive.**
- **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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).**

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.**

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APN 177-20-104-012 and APN 177-20-104-013; 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 #0653-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

59. **VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/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.

60. **TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:**

TENTATIVE MAP consisting of 46 single family residential lots and common lots on 8.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Applicant to coordinate a contribution with Public Works for improvements on Dean Martin Drive.
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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;
- Rocky Creek Court shall have an approved suffix.

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 #0653-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

61. ZC-22-0272-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.

WAIVER OF DEVELOPMENT STANDARDS for street dedication.

DESIGN REVIEW for a proposed detached single family residential planned unit development. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way 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;
- Per revised plans;
- Provide pedestrian gates on Russell Road;
- View fence on lots that are adjacent to open space;
- Tot lot with shade structures to be provided in the open space;
- 2 story single family residences only for lots along the west property line.

- 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 use permits, waiver of development standards, and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Dewey Drive.
- 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.

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 #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

USE PERMIT #2 WAS WITHDRAWN.

62. VS-22-0273-COUNTY OF CLARK (AVIATION):
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (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 30 feet for Dewey Drive;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

63. TM-22-500092-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Dewey Drive.
- 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.

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 #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

64. ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.
DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action)

DENIED - without prejudice.

65. VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action)

DENIED - without prejudice.

66. NZC-22-0060-CHURCH ROMAN CATHOLIC LAS VEGAS:
ZONE CHANGES for the following: 1) reclassify 3.9 acres from an R-1 (Single Family Residential) Zone and a U-V (Urban Village - Mixed Use) Zone to an R-4 (Multiple Family Residential - High Density) Zone; and 2) reclassify 1.4 acres from a U-V (Urban Village - Mixed Use) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduce the setback for a convenience store from a residential use; and 2) reduce the setback for a gasoline station from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; 2) convenience store with gasoline station; 3) alternative parking lot landscaping; and 4) finished grade. Generally located on the west side of Eastern Avenue, the south side of Rochelle Avenue, and the east side of Channel 10 Drive within Paradise (description on file). TS/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Permit for the commercial component of this application will not be issued until vertical construction of the residential portion has commenced;**
- **Record cross access agreement with APN 162-23-604-009;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**

- 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 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;
- Reconstruct unused driveways with full off-site improvements;
- Install "No Parking" signs on all street frontages;
- Extend the median on Eastern Avenue south to a point that is 50 feet south of the point of curve on the south side of the driveway, or as otherwise required by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required; that driveways must be located in areas where there will be no conflicts with sight visibility zones; 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 #0074-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

67. NZC-22-0121-DOGWOOD HICKORY, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) increase wall height; 3) allow nonstandard improvements in the right-of-way; 4) waive street dedication; and 5) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead turnarounds; and 3) finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Single story homes only;**
- **Design review as a public hearing for any deviation from approved site plans;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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

- **Coordinate with Public Works on a landscape barrier on the west side of the equestrian trail along Quarterhorse Lane;**
- **Install "No Parking" signs on Quarterhorse Lane;**
- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;**
- **Traffic study and compliance;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Right-of-way dedication to include 50 feet for Cactus Avenue and associated spandrel;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;**
- **Off-sites on Cactus Avenue to be installed in accordance with the approved plans for the Cactus Avenue improvement project;**
- **Applicant to coordinate a contribution with Public Works for improvements on Cactus Avenue;**
- **Vacate any unnecessary rights-of-way and/or easements;**
- **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 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.**

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.**

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 #0007-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

68. NZC-22-0149-DAF HOLDING, LLC:
 HOLDOVER ZONE CHANGE to reclassify 3.3 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative street landscaping; 3) reduce throat depth; and 4) allow non-standard improvements within the right-of-way.
 DESIGN REVIEWS for the following: 1) multiple family development; and 2) alternative parking lot landscaping on 3.5 acres in an R-5 (Apartment Residential) Zone and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway, 645 feet north of Bruner Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action)

HELD - 07/20/22 - per the applicant.

69. NZC-22-0200-HUALAPAI 215 APTS LLC:
 ZONE CHANGE to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
 USE PERMIT for a senior housing project.
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.
 DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping. Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Resolution of Intent to complete in 3 years;**
- **Per revised plans.**
- **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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Milagro Court.

Fire Prevention Bureau

- 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;
- All proposed single family residential submittals will comply with Code requirements for residential streets;
- Per 503.2.1.1 (parallel parking permitted on both sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L-curbs, 38 feet (11,852 mm) from back of curb to back of curb for R-curbs, and 39 feet (11,887 mm) from back of curb to back of curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

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 #0019-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

70. VS-22-0201-HUALAPAI 215 APTS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/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

- Right-of-way dedication to include 30 feet and a portion of cul-de-sac for Milagro Court;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- 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;

- All proposed single family residential submittals will comply with Code requirements for residential streets;
- Per 503.2.1.1 (parallel parking permitted on both sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L-curbs, 38 feet (11,852 mm) from back of curb to back of curb for R-curbs, and 39 feet (11,887 mm) from back of curb to back of curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

71. ORD-22-900357: Conduct a public hearing on an ordinance to amend Title 30 to modify the definition of High Impact Project, revise detached sidewalk regulations, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

APPROVED - as directed.

ORDINANCE – INTRODUCTION

72. ORD-22-900377: Introduce an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas for a single family residential development (Agate & Cimmaron) on 12.3 acres, generally located south of Agate Avenue and east of Cimmaron Road within Enterprise. JJ/dd (For possible action)

INTRODUCED - public hearing 07/20/22.

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.