

NOTICE OF FINAL ACTION
CLARK COUNTY PLANNING COMMISSION
7:00 P.M., TUESDAY, JUNE 21, 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)

Planning Commission Meeting minutes for 05/17/22.

Planning Commission Briefing Meeting minutes for 05/17/22 and 06/07/22.

ROUTINE ACTION ITEMS (4 - 37): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission. Items 33 through 37 will be forwarded to the Board of County Commissioners' meeting for final action.

4. ET-22-400064 (WS-18-0613)-HERRERA ALICIA:
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to reduce the side setback for a partially constructed room addition in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Firethorn Lane and 90 feet north of Buckboard Lane within Paradise. MN/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until May 4, 2024 to complete the building permit and inspection process.
- 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.

5. ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until March 25, 2024 to record.

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

Public Works - Development Review

- Compliance with previous conditions.

6. ET-22-400066 (UC-18-0124)-BILINSKI THOMAS:

USE PERMIT SECOND EXTENSION OF TIME to allow a proposed accessory structure (garage) prior to the principal use (residence).

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (garage) on 0.8 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Revere Street and the north side of Exchange Avenue within Goodsprings. JJ/hw/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Until April 3, 2023 to obtain a permit to build the house.
- 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.

7. ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a recreational facility with accessory retail and snack bar use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 1 year 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.

8. UC-22-0161-JOHNSON FAMILY TRUST & JOHNSON ROBERT D & GAYELLYN TRS:
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Linden Avenue and the south and east sides of Fogg Street within Sunrise Manor. TS/nr/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.

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.

9. UC-22-0209-USA:

HOLDOVER USE PERMITS for the following: 1) public utility structures (a 69 kV overhead transmission line) with associated equipment; and 2) increased height for public utility structures. DESIGN REVIEW for proposed public utility structures (a 69 kV overhead transmission line) with associated equipment in an R-U (Rural Open Land) Zone. Generally located on the east and west sides of Meadow Valley Road, 2,600 feet north of State Route 168 within Northeast County Planning Area. MK/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

- Applicant is advised that the location of utility poles must comply with Subsection 30.52.060(b)(2) of County Code.

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 five years.

10. UC-22-0225-USA:

USE PERMIT for a public facility.

DESIGN REVIEW for a public facility (site improvements) on a portion of 37.1 acres in an R-U (Rural Open Land) Zone. Generally located on the northwest corner of Casino Drive and SR 163 within Laughlin. MN/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 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.

11. UC-22-0247-INTERAGRO INC:

USE PERMIT for a swap meet (indoor) on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the west side of Sloan Lane within Sunrise Manor. TS/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.

12. UC-22-0251-JENNIFER PARK, LLC:

USE PERMIT for a major training facility (volleyball training and practice).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/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.

13. UC-22-0275-MALCOMB MATTHEW LIVING TRUST ET AL & MALCOMB MATTHEW C TRS: USE PERMIT to increase the area of an accessory apartment in conjunction with an existing single family residence on 2.2 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard, 300 feet west of Schuster Street within Enterprise. JJ/jt/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

- Applicant is advised that all driveways must be 6 feet from the property line.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to CCWRD as shown on the District's website.

14. UC-22-0276-SAHARA PALM PLAZA, LLC:
USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any patent vacation requests, applicant is advised to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

15. UC-22-0278-1263 SILVERADO, LLC:
USE PERMIT for on-premises consumption of alcohol in conjunction with a minor training facility in an existing shopping center on 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, 1,000 feet south of Silverado Ranch Boulevard within Enterprise. MN/nr/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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.

16. UC-22-0279-4530 4560 4570 EASTERN, LLC:

USE PERMITS for the following: 1) personal services; 2) minor training facility; and 3) permanent make-up in conjunction with an existing office park on 3.3 acres in a C-P (Office & Professional) Zone. Generally located 180 feet east of Eastern Avenue and 300 feet south of Harmon Avenue within Paradise. JG/nr/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-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/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.

18. UC-22-0290-CARL FAMILY TRUST & CARL ROBERT S TRS:
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow accessory structures not architecturally compatible with the principal building; and 3) waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation between structures in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- **Plant 6 trees 20 feet on center along the west property line, plant 2 trees 20 feet on center along the north portion of the accessory structure; and plant 3 trees 20 feet on center along the south portion of the accessory structure;**
- **Remove the shipping containers within 90 days from the completion of the first storage building;**
- **Expunge UC-0691-16;**
- **Paint the 2 storage buildings to match the existing single family residence;**
- **Certificate of occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

19. VS-22-0203-TURNBULL, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/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

- **Right-of-way dedication to include 30 feet for Post Road;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

20. VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/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 25 feet to the back of curb for Arby Avenue and 35 feet to the back of curb for Badura Avenue;
- 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.

21. VS-22-0256-LVBN PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard North and Alexander Road, and between Puebla Street and Lamb Boulevard within Sunrise Manor (description on file). MK/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

- Drainage study and compliance;
- Vacation shall not record prior to the bond release for the drainage improvements;
- Provide access through the site from the Las Vegas Boulevard North driveway as required by the Manager of the Public Works - Roads Division;
- Install an expanded metal security fence with specifications and areas as required by the Manager of the Public Works - Roads Division;
- Provide a minimum 50 foot radius at all turns or as required by the Manager of the Public Works - Roads Division;

- **Revise legal description to only include the excess portions of the drainage easement prior to recording;**
- **Grant new easements as necessary and as required by the Manager of the Public Works - Roads Division;**
- **Coordinate with the owner of APN 140-08-201-010 to connect the concrete base and apron to the existing improvements at Las Vegas Boulevard North.**

22. VS-22-0265-AZURE CREST TRUST ETAL & MCKNIGHT PATRICK TRS:
VACATE AND ABANDON easement of interest to Clark County located between Michelli Crest Way and Ruffian Road, and between Regena Avenue and Azure Drive within Lone Mountain (description on file). RM/jgh/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.**

23. VS-22-0268-JEPSON JOHN S:
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/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.**

24. VS-22-0282-WATSON LIVING TRUST & WATSON RICKY VORDELL TRS:
VACATE AND ABANDON a portion of a right-of-way being Jill Street located between Warm Springs Road and State Route 168 within the Northeast County (description on file). MK/jt/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.

25. WS-22-0156-WHITING VEGAS:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth. DESIGN REVIEWS for the following: 1) non-decorative metal siding in an urban area; and 2) mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Traffic Division and to dedicate any necessary right-of-way and easements for the Vegas Valley Drive and Tree Line Drive intersection improvement and traffic signal improvement projects;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

26. WS-22-0257-MCMENEMY, RON S. & JUDITH A. 2000 LIVING TRUST, ET AL:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.

DESIGN REVIEW for existing and proposed roof signs in conjunction with an existing commercial building within a commercial complex on 1.1 acres in a C-2 (General Commercial) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the north side of Karen Avenue, 280 feet east of State Street within Winchester. TS/jor/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.

27. WS-22-0259-VIKING LAND 2 INC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for a proposed single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Wesvan Court and south side of Viking Road within Paradise. TS/sd/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Rear windows on second floor to be opaque.
- 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.

28. WS-22-0266-COUNTY OF CLARK (AVIATION) & MCP CARGO LLC LEASE:
WAIVER OF DEVELOPMENT STANDARDS for luminary pole height.
DESIGN REVIEW for cargo warehouse tarmac lighting at Harry Reid International Airport on a portion of 9.5 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Aller Drive and the west side of Surrey Street within Paradise. JG/bb/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.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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.
- Applicant is advised that the 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.

29. WS-22-0269-LV MAULE, LLC:
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there is an existing 21 inch PVC sewer along the proposed landscaping area; and per the Design and Construction Standards for Wastewater Collections Systems (DCSWCS), no landscaping having a mature height greater than 3 feet shall be placed over the existing sewer.

30. WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following; 1) setbacks; and 2) increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/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.

31. WS-22-0271-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA TRS:
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for site modifications to a previously approved multiple family development on 0.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Ringe Lane and the north side of Owens Avenue within Sunrise Manor. TS/md/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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 #0182-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

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 #0112-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

33. NZC-22-0249-WATTOO FAMILY L P:

ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) for a single family residential development; and 2) finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

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 services because of a lack of necessary public services in the area;
- Every 2 driveways to be adjacent where possible;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to work with the school to create a pollinator habitat within the street landscape element; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building

program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

34. VS-22-0250-WATTOO FAMILY LP:

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

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

35. **TM-22-500085-WATTOO FAMILY LP:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

36. **NZC-22-0296-BARTSAS MARY 15, LLC & PENGUINS NEVADA, LLC:**
ZONE CHANGE to reclassify 2.7 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) reduce landscaping width.
DESIGN REVIEW for a proposed single family residential development. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise (description on file). JG/jor/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 4 years;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet to 20 feet for Lamb Boulevard;
- Grant a public access easement for the portion of the sidewalk on Russell Road that goes around the utility poles;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on westbound Russell Road as close as possible to Lamb Boulevard in accordance with RTC standards.

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 #0015-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

37. TM-22-500100-BARTSAS MARY 15, LLC:

TENTATIVE MAP consisting of 13 residential lots and common lots on 2.7 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Russell Road and the west side of Lamb Boulevard within Paradise. JG/jor/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

Current Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 10 feet to 20 feet for Lamb Boulevard;**
- **Grant a public access easement for the portion of the sidewalk on Russell Road that goes around the utility poles;**
- **If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on westbound Russell Road as close as possible to Lamb Boulevard in accordance with RTC standards.**

Current Planning Division - Addressing

- **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 #0015-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NON-ROUTINE ACTION ITEMS (38 - 49): These items will be considered separately. Item 44 will be forwarded to the Board of County Commissioners' meeting for final action.

38. UC-22-0041-LERMA HERMELINDA R:
HOLDOVER USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal structure; 2) allow alternative design standards; and 3) allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) building separation; and 3) allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/ja (For possible action)

HELD - 07/19/22 - per the applicant.

39. UC-22-0205-TYEB LLC:
HOLDOVER USE PERMITS for the following: 1) supper club; and 2) hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing industrial complex on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Sammy Davis Jr. Drive and Mel Torme Way within Paradise. TS/jvm/syp (For possible action)

HELD - 07/19/22 - per the applicant.

40. UC-22-0253-RIVIERA SHOPPING CENTER LTD:
USE PERMITS for the following: 1) hookah lounge; and 2) outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road 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.

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.

USE PERMIT #2 WAS WITHDRAWN.

41. UC-22-0286-GALLEGOS ANN:
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) separation; and 3) increased height of an accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Halehaven Drive and the east side of Fairchild Street within Sunrise Manor. TS/nr/syp (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- RV cover to be painted to match the residence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- The driveway on the westside of the property must be removed or modified if approved by Public Works - Development Review;
- The extra concrete on the eastside of the main driveway must be removed or modified if approved by Public Works - Development Review.

42. WS-22-0037-ARLIN ARIEL & HERNANDEZ CARLOS MIGUEL:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; 2) setbacks; and 3) hardscape (previously not notified) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Hazelcrest Circle, 160 feet west of Hazelcrest Drive within Paradise. TS/nr/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Per the landscape plans submitted;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval; 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

- Applicant is advised that the new driveway must comply with Uniform Standard Drawing #223.

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.

43. WS-22-0274-EINARSSON HAROLD PAUL & TAMLYNN RAE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Increase height of a solid block wall in the front yard; and 2) Increase height of side and rear yard block walls in conjunction with a single family residence on 2.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Mullen Avenue and the west side of Rome Street within Enterprise. MN/bb/jo (For possible action)

CONDITIONS OF APPROVAL -

Current Planning

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

44. NZC-22-0208-ELDORADO LANE LLC:
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.
DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action)

CONDITIONS OF APPROVAL - FORWARDED TO THE 07/20/22 BCC MEETING.

Current Planning

- Resolution of Intent to complete in 3 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 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

- Comply with approved drainage study PW15-63398.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

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

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 #0405-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. **NZC-22-0231-ROY FAMILY LLC:**

HOLDOVER ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; and 8) reduce parking lot landscaping.

DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action)

HELD - 07/19/22 - per the applicant.

46. **VS-22-0232-ROY FAMILY, LLC:**

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action)

HELD - 07/19/22 - per the applicant.

47. NZC-22-0254-VAN 86 HOLDINGS TRUST:
ZONE CHANGE to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)

HELD - 07/19/22 - per the applicant.

48. VS-22-0255-VAN 86 HOLDINGS TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

HELD - 07/19/22 - per the applicant.

49. TM-22-500087-VAN 86 HOLDINGS TRUST:
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

HELD - 07/19/22 - per the applicant.

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.