

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, AUGUST 3, 2022**

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**LEGAL NOTICE:** Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

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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 06/22/22.**

**ROUTINE ACTION ITEMS (4 – 24):** 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-22-0338-USA:  
DESIGN REVIEWS for the following: 1) a proposed public facility building (LVMPD Area Command Substation); and 2) finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone. Generally located on the northeast corner of Sahara Avenue and Hollywood Boulevard within Sunrise Manor. TS/jor/tk (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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

#### **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 #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:  
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and buffering along Walnut Road; and 2) allow access to a collector street that is master planned for single family residential uses.  
DESIGN REVIEW for Phase 1 of a 3 phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action)

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

##### **Current Planning**

- Until May 16, 2024 to commence and review.
- 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 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.

6. ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:  
USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; 3) reduce height setback; 4) reduce parking; and 5) alternative driveway geometrics and design.  
DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone. Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

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

##### **Current Planning**

- Until July 3, 2024 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- **Compliance with previous conditions.**

7. **UC-22-0350-PALM MORTUARY, INC.:**

USE PERMITS for the following: 1) event center; and 2) maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) event center; and 2) maintenance facility on 71.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Eastern Avenue and the north side of Robindale Road within Paradise. MN/bb/tk (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.**
- **Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.**

**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.**

**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 #0321-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. **VS-22-0336-NEW WEST RESIDENTIAL 1, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Placid Street and Fairfield Avenue, and between Robindale Road and Maulding Avenue (alignment) within Enterprise (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 Placid Street, 40 feet for Robindale Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **9. WS-22-0335-NEW WEST RESIDENTIAL 1, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.

DESIGN REVIEW for finished grade in conjunction with a single family residential subdivision on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/rk/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**

- 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;
- Right-of-way dedication to include 30 feet for Placid Street, 40 feet Robindale Road, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Department of Aviation**

- Applicant is 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.

10. VS-22-0354-RUSSELL & ROGERS, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Quail Avenue, and between Rogers Street and Arville Street within Paradise (description on file). MN/gc/tk (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.

11. UC-22-0353-RUSSELL & ROGERS, LLC:  
USE PERMITS for the following: 1) retail; 2) restaurant; 3) on-premises consumption of alcohol (tavern); and 4) outside dining and drinking.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow outside dining and drinking in conjunction with a tavern; 2) increased retaining wall height; 3) reduced driveway throat depth; and 4) reduced driveway approach distance.  
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant building with drive-thru; 3) tavern building with outside dining and drinking; 4) alternative parking lot landscaping; and 5) finished grade on 2.0 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the southeast corner of Russell Road and Rogers Street within Paradise. MN/gc/tk (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 new 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**

- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way or apply for a vacation of excess right-of-way;
- A detached sidewalk shall be required on Rogers Street;
- 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.

#### **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 #0237-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **12. WS-22-0358-ALDABBAGH, OMAR:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall sign area; and 2) increased average letter height of a wall sign.

DESIGN REVIEW for proposed signage in conjunction with an existing adult cabaret establishment on 0.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Highland Drive, 636 feet south of Edna Avenue within Winchester. TS/jor/tk (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.

13. ZC-22-0330-ZEP INVESTMENT GROUP, INC.:  
ZONE CHANGE to reclassify 1.4 acres from an R-2 (Medium Density Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development. Generally located on the west side of Lincoln Road and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/nr/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that 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.**

**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.**

14. ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:  
ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures. DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District. Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (For possible action)

**HELD - 08/17/22 - per Commissioner Kirkpatrick.**

15. ZC-22-0344-OVERTON POWER DISTRICT #5:  
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) and a C-1 (Local Business) Zone to a P-F (Public Facility) Zone for public utilities. Generally located on the west side of Yamashita Street and the north side of Ryan Avenue within Moapa Valley (description on file). MK/jor/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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.**

**Public Works - Development Review**

- **Drainage study shall be required with future development as determined by Public Works - Development Review;**

- **Full off-site improvements shall be required with future development as determined by Public Works - Development Review.**
- **Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).**

16. ZC-22-0362-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 34.0 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone to a P-F (Public Facility) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Dewey Drive within Paradise (description on file). JG/sd/ja (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Full off-site improvements on Four Seasons Drive shall be required with future development as determined by Public Works - Development Review.**

17. ORD-22-900361: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with TS Pioneer LLC for a single family residential development (Warm Springs & Pioneer) on 5.0 acres, generally located south of Warm Springs Road and west of Pioneer Way within Enterprise. MN/dd (For possible action)

**ADOPTED.**

18. ORD-22-900376: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with KB Home Las Vegas, Inc. for a single family residential development (Edmond & Richmar) on 1.0 acre, generally located south of Richmar Avenue and east of Edmond Street within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

19. ORD-22-900380: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single family residential development (Buffalo & Cactus) on 4.9 acres, generally located south of Cactus Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

20. ORD-22-900382: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with AMH NV9 Development LLC for a single family residential development (Buffalo & Chartan) on 4.9 acres, generally located south of Chartan Avenue and west of Buffalo Drive within Enterprise. JJ/dd (For possible action)

**ADOPTED.**



21. ORD-22-900388: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Touchstone Independence LLC for a single family residential development (Vegas Valley & Cabana) on 130.4 acres, generally located east of Cabana Drive and south of Vegas Valley Drive within Sunrise Manor. TS/dd (For possible action)

**ADOPTED.**

22. ORD-22-900399: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes for a single family residential development (Lindell & Oleta) on 4.9 acres, generally located west of Lindell Road and south of Oleta Avenue within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

23. ORD-22-900402: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Richmond American Homes for a single family residential development (Lindell & Richmar) on 10.0 acres, generally located east of Lindell Road and north of Richmar Avenue within Enterprise. JJ/dd (For possible action)

**ADOPTED.**

24. ORD-22-900423: Conduct a public hearing on an ordinance to amend Title 30 regulations relating to turf and water features, make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (25 – 45):** These items will be considered separately.

25. ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:  
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.  
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action)

**HELD - 02/08/23 - per the applicant.**

26. ET-22-400071 (UC-20-0154)-PARADISE & TWAIN HOLDINGS, LLC:  
HOLDOVER 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)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Until April 21, 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**

- Within 90 days of approval coordinate with Public Works on the Paradise Road project and execute an agreement regarding the acquisition of right-of-way and the installation of a water line.

27. ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:  
USE PERMIT FOURTH EXTENSION OF TIME to modify the pedestrian realm. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac. DESIGN REVIEW for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jor/syp (For possible action)

**WITHDRAWN - without prejudice.**

28. UC-22-0319-MAVERIK, INC.:  
HOLDOVER USE PERMIT to reduce separations to a residential use. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways. DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action)

**HELD - 08/17/22 - per the applicant.**

29. UC-22-0334-SLOAN VENTURES 90, LLC:  
USE PERMITS for the following: 1) an existing recreational facility with associated retail sales, restaurants, and lounge with on-premises consumption of alcohol; 2) an existing racetrack; and 3) an existing vehicle maintenance facility. WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) increased building height; 3) parking lot landscaping; 4) off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); 5) reduce setbacks; 6) permit a roof sign; 7) increase the number of freestanding signs permitted on the property; 8) increase the height of a freestanding sign; 9) permit an animated sign (video message unit) where not permitted; 10) reduce the separation between freestanding signs; 11) permit freestanding signs consisting of temporary materials (banners); 12) permit non-standard improvements within the right-of-way; 13) permit non-standard improvements within the future right-of-way; 14) reduce parking; and 15) reduce throat depth. DESIGN REVIEWS for the following: 1) an existing recreational facility and racetrack; 2) comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; 3) finished grade; and 4) other associated buildings and structures on 89.6 acres in an R-U (Rural Open Land), an M-1 (Light Manufacturing), and an H-2 (General Highway Frontage) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road (alignment) within Sloan. JJ/hw/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 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**

- 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;
- Grant roadway easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) 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 (buildings, structures, and improvements) 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;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 5 years to review for waiver of development standards #4.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- 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 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 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.

#### **30. UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:**

USE PERMIT to allow a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalk; and 2) alternative commercial driveway geometrics.

DESIGN REVIEWS for the following: 1) distribution center; 2) finished grade; and 3) alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action)

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

##### **Current Planning**

- Per revised plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that there is a 30 foot wide public drainage easement on the east side of the site.

**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 #0233-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

31. WC-22-400084 (ZC-1198-07)-CHELSEI HOLDING, LLC:

WAIVER OF CONDITIONS of a zone change for a right-of-way dedication for Las Vegas Boulevard South to accommodate 300 foot full street width. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Public Works - Development Review**

- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way.

32. UC-22-0361-CHELSEI HOLDING, LLC:

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase building height; 3) non-standard improvements in the right-of-way; and 4) throat depth.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade on 10.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. JJ/jvm/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Per revised plans;
- Expunge UC-21-0033;
- Parking requirement of 462 spaces will be met;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Remove the paver court and covered entry on the east side of the building;
- Increase in finished grade to be no more than 11 feet;
- 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 for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;**
- **Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Vacate any unnecessary rights-of-way and/or easements.**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.**

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

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Henderson will also be required.**

33. **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 - 08/17/22 - per the applicant.**

34. **WS-22-0343-DURANGO ROBINDALE, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.

**DESIGN REVIEW** for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)

**HELD - 09/21/22 - per the applicant.**

35. **WS-22-0359-ANTHONY PAGLIA INJURY LAWYER LTD:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative parking space dimensions; and 2) eliminate the required sidewalk to separate buildings from pavement for parking aisles or spaces.

**DESIGN REVIEWS** for the following: 1) office building; 2) modifications to an existing parking lot; 3) permit an existing freestanding sign; 4) permit existing roof signs; 5) increase the number of existing wall signs; 6) permit an existing animated sign (video unit); and 7) comprehensive sign plan in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. JG/md/tk (For possible action)

**HELD - 08/17/22 - per Commissioner Gibson.**

36. ZC-22-0298-PACK, TRAVIS & EMILY:  
AMENDED HOLDOVER ZONE CHANGE to reclassify 4.9 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.  
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (previously not notified).  
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)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.**
- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that off-site improvement permits may be required; and that compliance with Section 30.52.080 of County Code is required, except as waived with this application.**

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

- **Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for the proposed minor subdivision; so that SNHD may review the impact of the proposed subdivision on the existing Individual Sewage Disposal (Septic) System.**

**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.**

37. ZC-22-0302-AUTUM SPRING, LLC & SLOAN 20, LLC:  
HOLDOVER ZONE CHANGE to reclassify 17.4 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce landscaping; and 3) reduce throat depth.  
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse complex; and 2) finished grade. Generally located on the east side of Garza Street (alignment) and the northwest side of I-15, 3,500 feet south of Sloan Road 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;**
- **Per revised plans;**
- **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 30 feet for Cameron Street (Garza Street) and associated portions of a knuckle;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for Bureau of Land Management (BLM) right-of-way grants.
- 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.

#### **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 #0210-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS #3 WAS WITHDRAWN WITHOUT PREJUDICE.**

38. NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:  
 ZONE CHANGE to reclassify 10.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone and an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) increase site disturbance within a hillside area; and 3) increase wall height.  
 DESIGN REVIEWS for the following: 1) a single family residential development; 2) allow a hammerhead street design; 3) a single family residential development within a hillside area; and 4) finished grade. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

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

##### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Lots along the west property line to be a minimum of 5,000 square feet;
- No balconies;



- 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**

- No streetlights on internal streets;
- Install conduit and pull boxes for future streetlights;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

#### **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 #0162-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

39. VS-22-0223-SPACEFINDERS REALTY, INC. & ELIOT HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Park Street (alignment) and Fort Apache Road 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 shall not record until the area needed for drainage purposes is dedicated in fee to Clark County Public Works;
- Coordinate with Public Works - Development Review Division to revise the legal description to exclude the area needed for drainage purposes;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road;
- Any area needed for drainage purposes shall be dedicated in fee to Clark County Public Works;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

40. TM-22-500076-SPACEFINDERS REALTY, INC. & ELIOT HOLDINGS, LLC:  
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) 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**

- No streetlights on internal streets;
- Install conduit and pull boxes for future streetlights;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to 40 feet for Pebble Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that 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;
- Blazer Court and Blazer Avenue are on the same alignment and shall have the same name and suffix.

##### **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 #0162-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. **NZC-22-0231-ROY FAMILY, LLC:**

**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)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Resolution of Intent to complete in 3 years;**
- **Per revised plans;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **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;**
- **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 Sunset Road improvement project;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**
- **Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

**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 #0156-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**WAIVERS OF DEVELOPMENT STANDARDS #3B, #4, #7, AND #8 WERE WITHDRAWN WITHOUT PREJUDICE.**

42. VS-22-0232-ROY FAMILY, LLC:  
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)

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

##### **Current Planning**

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

##### **Public Works - Development Review**

- **Coordinate with Public Works 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.**

### **ORDINANCES – INTRODUCTION**

43. ORD-22-900331: Introduce an ordinance to consider adoption of a Development Agreement with Robindale & Associates LLC for a mini-warehouse facility (Robindale & Canyon Rain) on 3.1 acres, generally located north of Robindale Road and west of Canyon Rain Street within Enterprise. MN/dd (For possible action)

**INTRODUCED - public hearing 08/17/22.**

44. ORD-22-900436: Introduce an ordinance to consider adoption of a Development Agreement with PN II, Inc. for a single family residential development (Valley View & Frias) on 21.0 acres, generally located east of Valley View Boulevard and north of Frias Avenue within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 08/17/22.**

45. ORD-22-900478: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on May 18, 2022, June 8, 2022, June 22, 2022 and in Assessor's Book 176. (For possible action)

**INTRODUCED - public hearing 08/17/22.**

#### **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.