

**NOTICE OF FINAL ACTION**  
**CLARK COUNTY ZONING COMMISSION**  
**9:00 A.M., WEDNESDAY, SEPTEMBER 7, 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 08/03/22.**

**ROUTINE ACTION ITEMS (4 – 16):** 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-22-0349-SCHOOL BOARD OF TRUSTEES:  
DESIGN REVIEW for proposed signage in conjunction with a previously approved school on 17.4 acres in a P-F (Public Facility) Zone. Generally located on the south side of Hacienda Avenue and the east side of Morris Street within Whitney. JG/hw/tk (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that only static messages, not video, are permitted on the electronic message unit; 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.**

5. AR-22-400090 (UC-0014-16)-KLOSSCO DURANGO, LLC:  
USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sr/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Remove the time limit.**

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

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

6. UC-22-0415-OBJECT DASH, LLC:

USE PERMIT for temporary construction storage.

DESIGN REVIEW for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Until March 7, 2024 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing;
- Provide an 8 foot to 10 foot decorative screen wall along Las Vegas Boulevard South on the property but no closer than 3 feet from the sidewalk.
- 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**

- Execute a license and maintenance agreement for any non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Right-of-way dedication to include 43 feet for Las Vegas Boulevard South for APN 162-28-402-002;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; 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 owners 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 #0203-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. DR-22-0412-OBJECT DASH, LLC:

DESIGN REVIEW for an additional station on a previously approved monorail line (Vegas Loop) on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Provide an 8 foot to 10 foot decorative screen wall along Las Vegas Boulevard South on the property but no closer than 3 feet from the sidewalk.
- Applicant is advised that a land use application will be required for the design of the proposed station; 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**

- Provide Public Works the information for the monorail (people mover system) including tunnel system profile, tunnel(s) cross section, public right-of-way utility location investigation, and general cross sections and plans of the system stations and the applicant will be required to address regulatory procedures for subsequent permits for building the entire system;

- Applicant to execute Revocable License Agreements to address all right-of-way issues that include, but may not be limited to, non-standard improvements and the construction, operation and maintenance of the monorail (people mover) and tunnel system, dewatering, underground utilities, and sensor monitoring of storm drain facilities subject to separate approval by the Board of County Commissioners (BCC);
- Revocable License Agreement for non-standard improvements to include a Decommissioning Plan for work within the right-of-way;
- Land use application, required permits, and work are subject to BCC approval of the above stated Revocable License Agreements, no permits within the public right-of-way will be issued until all right-of-way issues are addressed, including the execution and BCC approval of the above-stated agreements;
- Applicant shall coordinate with utilities and franchisees for work within the right-of-way;
- If required, applicant shall obtain written consent from the Las Vegas Valley Water District and Clark County Water Reclamation District and any other utility identified as a direct conflict with the monorail (people mover), to be determined by Clark County Public Works;
- Coordinate with Public Works - Traffic Management Division.
- Applicant is advised to coordinate with the District Attorney's Office and Clark County Public Works for negotiation of the above stated agreements.

#### Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; if a POC is required, instructions for submitting a Point of Connection (POC) request are on the CCWRD's website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the developer's project shall be done solely at the developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, pre and post construction televising of CCWRD sewers is required for sewers in close proximity of the developer's project; and that tunnels are required to be at least 40 feet deep at major streets, unless otherwise agreed upon between the applicant and CCWRD in writing.

8. UC-22-0419-FTH NEVADA, INC.:  
 USE PERMIT for a cannabis establishment (distributor) within an existing retail building in conjunction with a shopping center on a portion of 3.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Peace Way within Spring Valley. JJ/md/syp (For possible action)

#### CONDITIONS OF APPROVAL -

##### Current Planning

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

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

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

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

9. UC-22-0420-MAJESTIC NV PPTY HOLDINGS, LLC:

USE PERMIT for a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative external building materials; and 3) reduce parking.

DESIGN REVIEWS for the following: 1) multiple family development; and 2) fabric membrane structure (tent) in conjunction with multiple family development on 69.0 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Blue Diamond Road and between I-15 and Valley View Boulevard within Enterprise. JJ/bb/ja (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- Tent shall be removed within 1 year from issuance of a certificate of completion of the multiple family development;
- 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**

- Drainage study and compliance;
- Traffic study and compliance.

**Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;

- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Pool access to be limited to residents and guests of residents; prominently post signage at all pool entrance points, which advise pool patrons that any items and activities that could possibly be a disruption to overhead aircraft activity are strictly prohibited; by entering the pool area, patrons are consenting to a search of their person and belongings for prohibited items; prohibited items to include, but not limited to: bright lights, laser lights, pyrotechnics, drones, firearms, etc.;
- No special events to be held in the rooftop pool area which would allow for any prohibited items as described above;
- 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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 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; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 #0275-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. VS-22-0396-MAGNUS VEGAS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment) and between Monte Cristo Way and Montessori Street (alignment), and a portion of right-of-way being Tenaya Way located between Wigwam Avenue and Torino Avenue within Enterprise (description on file). JJ/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**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

11. TM-22-500141-MAGNUS VEGAS, LLC:  
TENTATIVE MAP consisting of 94 single family residential lots and common lots on 37.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the east and west sides of Tenaya Way between Wigwam Avenue and Torino Avenue within Enterprise. JJ/al/jo (For possible action)

**CONDITIONS OF APPROVAL -  
Current Planning**

- Expunge the previous tentative map TM-21-500212.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Wigwam Avenue, Montessouri Street, Cougar Avenue, Tenaya Way, and Belcastro Street (south of Cougar Avenue);

- **Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Montessouri Street, 17 feet for Belcastro Street adjacent to APN 176-15-701-006, 30 feet for Belcastro Street south of Cougar Avenue, 30 feet for Cougar Avenue and an elbow at the Cougar Avenue/Belcastro Street intersection, 35 feet to 70 feet to the back of curb for Tenaya Way, 30 feet for Ford Avenue west of Tenaya Way, 30 feet for Monte Cristo Way, and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

**Current Planning Division - Addressing**

- **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 #0300-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

12. **WS-22-0388-STATE OF NEVADA TRANSPORTATION:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) off-site improvements (sidewalk, curb, gutter, streetlights and paving); and 2) turnaround for non-through streets.  
**DESIGN REVIEWS** for the following: 1) public facility (NDOT); and 2) finished grade on 3.3 acres in a P-F (Public Facility) Zone. Generally located on the west side of US Hwy 95 South and the north side of SR 164 within Searchlight. MN/lm/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Applicant is advised that all lighting shall be shielded; the installation and use of cooling systems that consumptively use water may 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.**



- Applicant is advised that right-of-way dedication and full off-site improvements may be required with future development; 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 #0276-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

13. WS-22-0416-FASHION SHOW MALL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) increase the number of animated message/video unit signs; and 3) allow additional roof signs.

DESIGN REVIEWS for the following: 1) building additions to an existing restaurant; 2) increased animated sign area; and 3) modifications to an approved comprehensive sign package in conjunction with an existing shopping center (Fashion Show Mall) on 42.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Las Vegas Boulevard South and Spring Mountain Road within Paradise. TS/gc/syp (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- 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.

**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.

14. NZC-22-0324-GUNN DOREEN FAMILY TRUST & GUNN DOREEN & JAMES TRS:

HOLDOVER ZONE CHANGE to reclassify 0.6 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

DESIGN REVIEW for a retail building (coffee shop) with drive-thru service. Generally located on the south side of Cactus Avenue, 250 feet west of Dean Martin Drive within Enterprise (description on file). JJ/rk/tk (For possible action)

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

15. CP-22-900523: Consider a possible amendment to the North Blue Diamond RNP equestrian trail alignments along Cougar Avenue between Gagnier Boulevard and Cimarron Road, and along Tomsik Street between Cougar Avenue and Ford Avenue. (For possible action)

**STAFF DIRECTED.**

16. ORD-22-900510: Conduct a public hearing on an ordinance to amend the Planning Area Amendment and Zone Boundary Amendment processes and other related requirements in Title 30, and direct staff accordingly. (For possible action)

**ADOPTED.**

**NON-ROUTINE ACTION ITEMS (17 – 29):** These items will be considered separately.

17. UC-22-0377-KETHER, LLC:  
HOLDOVER USE PERMITS for the following: 1) reduce the separation of a proposed convenience store; 2) reduce the setback of a proposed vehicle wash; and 3) reduce the setback of a proposed gasoline station.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height setback ratio; 2) driveway geometrics; 3) reduce throat depth; 4) reduce approach distance; 5) reduce departure distance; and 6) allow non-standard improvements within the right-of-way.  
DESIGN REVIEW for a shopping center on 3.5 acres in a C-2 (General Commercial) Zone in the Mountains Edge Master Planned Community. Generally located on the south side of Cactus Avenue and the west side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action)

**HELD - 10/04/22 - per the applicant.**

18. UC-22-0414-ABS MOUNTAINS EDGE ENTERPRISE, LLC:  
USE PERMIT to reduce setbacks from a residential use.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height from grade for hanging signs; 2) increase the number of hanging signs; 3) permit wall signs to face a residential development; and 4) permit an animated sign.  
DESIGN REVIEWS for the following: 1) vehicle (automobile) wash; 2) signage; 3) lighting; and 4) finished grade on 1.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/md/syp (For possible action)

**HELD - 12/07/22 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

19. WS-22-0394-S H S 1, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum allowed site disturbance area within hillside development; and 2) reduced setbacks.  
DESIGN REVIEW for a final grading plan for a residential development within a hillside area on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Edmond Street (alignment) and the north and south sides of Chartan Avenue (alignment) within Enterprise. JJ/bb/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

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

**Public Works - Development Review**

- **Comply with approved drainage study PW21-12700.**

**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.**

20. WS-22-0406-1913 LAND HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking lot landscaping; 3) on-site paving; 4) reduce street landscaping; 5) eliminate landscaping adjacent to a less intensive use; and 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) restroom and kitchen building; and 2) modifications to an existing parking lot in conjunction with an existing restaurant, retail store, and tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Spring Street (SR 161) and Fayle Street within Goodsprings. JJ/md/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 may 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 design review must be approved by the Board of County Commissioners prior to all new construction or alteration to the exterior of a building with Historical Designation unless the Zoning Administrator determines that the proposal is minor in nature and impact; compliance with Department of Environment and Sustainability dust control mitigation requirements; 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;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

21. WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) reduce landscaping.

DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Development Review on the median design on Carey Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

**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 #0419-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

22. ZC-22-0413-SLETTEN CONSTRUCTION COMPANY:  
 ZONE CHANGE to reclassify 2.1 acres from an M-1 (Light Manufacturing) (AE-60) Zone to an H-1 (Limited Resort and Apartment) (AE-60) Zone.  
 USE PERMIT to allow outside dining and drinking.  
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.  
 DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. (description on file). MN/sd/jo (For possible action)

**HELD - 10/04/22 - per the applicant.**

23. NZC-22-0254-VAN 86 HOLDINGS TRUST:  
 HOLDOVER 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 - 09/21/22 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

24. VS-22-0255-VAN 86 HOLDINGS TRUST:  
HOLDOVER 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 - 09/21/22 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.**

25. TM-22-500087-VAN 86 HOLDINGS TRUST:  
HOLDOVER 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 - 09/21/22 - per the applicant.**

26. NZC-22-0351-DANE LELAND R. & MARIE:  
ZONE CHANGE to reclassify 10.1 acres from an R-A (Residential Agricultural) Zone to an R-1 (Single Family Residential) Zone.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) off-site improvements; and 3) waive knuckles on interior streets.  
DESIGN REVIEW for a single family residential development. Generally located on the south side of Boulder Lane, 400 feet east of Harnedy Road within Indian Springs (description on file). RM/al/jo (For possible action)

**CONDITIONS OF APPROVAL -**

**Current Planning**

- **Resolution of Intent to complete in 3 years;**
- **Applicant to pay \$1,000 at issuance of each residential building permit to be used toward a community benefit in Indian Springs;**
- **The front of each house shall have 2 coach lights;**
- **Sidewalk will be provided on 1 side of each internal street;**
- **Stand-alone disclosure statement to all buyers notifying them that there is property in the surrounding area that is allowed to have livestock and other animals which may cause noise and odor;**
- **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**

- **Low level street lighting to be installed at the entrances into the project;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include 30 feet for Boulder Lane and 30 feet for Greta Lane;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**
- **Applicant is advised that off-site improvement permits may be required.**

**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 #0235-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**AGENDA ITEM**

27. AG-22-900575: Discuss changing the street name for a portion of Karen Avenue to Liberace Way, and direct staff accordingly. (For possible action)

**STAFF DIRECTED.**

**ORDINANCES – INTRODUCTION**

28. ORD-22-900439: Introduce an ordinance to consider adoption of a Development Agreement with Visionary 2 LLC for an office/warehouse facility (Pebble & El Camino) on 2.5 acres, generally located north of Pebble Road and east of El Camino Road within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 09/21/22.**

29. ORD-22-900493: Introduce an ordinance to consider adoption of a Development Agreement with ZSKSMAZ Township Family Trust and Ashahid Revocable Living Trust for a commercial subdivision (Silverado Ranch & Arville) on 2.1 acres, generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/dd (For possible action)

**INTRODUCED - public hearing 09/21/22.**

**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.