

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

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**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** 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)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

The Board of County Commissioners (Board) approved a land use application UC-21-0507 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. Conditions of approval included the developer and/or owner entering into a Development Agreement prior to any permits being issued in order to provide their fair-share contribution towards public infrastructure necessary to provide service in the southwest portion of the Las Vegas Valley.

In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes, a Development Agreement must be approved by ordinance.

Staff recommends the Board conduct a public hearing.

**Cleared For Agenda**  
08/03/22

BILL NO. 7-20-22-5

SUMMARY - An ordinance to adopt the 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.

ORDINANCE NO. \_\_\_\_\_  
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT THE 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, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Section 278.0203 of the Nevada Revised Statutes and Chapter 30.20 of the Clark County Code, the 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, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage.

PROPOSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

INTRODUCED by: \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

VOTE:

AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSTAINING:  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By: \_\_\_\_\_  
JAMES B. GIBSON, Chair

ATTEST:

\_\_\_\_\_  
Lynn Marie Goya, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_ 2022.

APN(s): **161-09-801-004**  
Please Return to: Joel McCulloch  
Comprehensive Planning Department  
1<sup>st</sup> Floor, Clark County Government Center  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

**DEVELOPMENT AGREEMENT**

**BETWEEN**

**THE COUNTY OF CLARK**

**AND**

**TOUCHSTONE INDEPENDENCE LLC**

**FOR**

**VEGAS VALLEY & CABANA**

**ORD-22-900388**

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into by and between the *County of Clark, State of Nevada* (hereinafter referred to as the "County") and **TOUCHSTONE INDEPENDENCE LLC** the Owner of the real property described on Exhibit "A" attached hereto (hereinafter referred to as the "Owner") and incorporated herein by reference.

### SECTION 1 – DEFINITIONS

1.01 Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

(a) "Agreement" has the meaning assigned to it in the first paragraph hereof. Agreement at any given time includes all addenda and exhibits incorporated by reference and all amendments, which have become effective as of such time.

(b) "Applicable Rules" means the specific code, ordinances, rules, regulations and official policies of the County as adopted and in force at the time of permit issuance or map recordation and as amended from time to time, regarding planning, zoning, subdivisions, timing and phasing of development, permitted uses of the Subject Property, density, design, and improvement standards and specifications applicable to the Project, including the Public Facilities Needs Assessment Report, and the fees incorporated herein, except that:

(1) The fees required in the County Code specifically for the Major Projects shall *not* apply to the Project, unless and until the parties agree that the development of the Project will be processed as a Major Project;

and

(2) The zoning established by the Concurrent Approvals will not be amended or modified during the term of this Agreement without Owner's prior written approval.

(c) "Best Efforts" means, in the case of any contingent obligation of County or Owner, that the party so obligated will make a good faith effort to accomplish the stated goal, task, project or promised performance, provided such term does not imply a legal obligation to take any specific action if:

(i) In the case of a County obligation, such action would, in the reasoned opinion of the County Commission, be imprudent given competing public needs and projects; or

(ii) In the case of an Owner obligation, such action would, in the reasoned opinion of the Owner, be commercially unreasonable.

In either case, upon request, the responsible party shall give written notice to the other party that it has considered such contingent obligation and the reason for its decision not to perform.

(d) "Builder" means any person or entity, which constructs final improvements (other than off-site improvements or infrastructure) with respect to a subdivision or parcel of the Subject Property.

(e) "Code" means the Clark County Code, including all rules, regulations, standards, criteria, manuals and other references adopted herein.

(f) "Concurrent Approvals" means the zoning, land use or map approvals and authorizations, relating to the Subject Property, together with the applicable conditions, as granted by the County Commission, including without limitation those approvals and conditions of approval per **UC-21-0507**, the Agenda Sheet, Notice of Final Action and agenda map attached hereto as Exhibit "C" and incorporated herein by this reference.

(g) "County" means the County of Clark, State of Nevada together with its successors and assigns.

(h) "County Commission" means the Board of County Commissioners or Planning Commission of the County of Clark, State of Nevada.

(i) "County Master Plan" means the comprehensive plan adopted by the County Commission in 1983 and all amendments thereto including, but not limited to, all adopted land use, development guides and elements, including the land use and development guide and the general plan map for unincorporated portions of the Las Vegas Valley adopted by the County Commission on January 24, 1974, except as amended by the adoption of more recent plans in effect as of the Effective Date.

(j) "Development Agreement Ordinance" means Chapter 30.20 of the Clark County Unified Development Code (Title 30) along with any other Chapters of the Clark County Code that are relevant to this Agreement.

(k) "Effective Date" means the date, on or after the adoption by the County Commission, of an ordinance approving execution of this Agreement whereas the Agreement has been executed and signed by both parties, that this Agreement is recorded in the Office of the County Recorder of Clark County, Nevada.

(l) "NDOT" means Nevada Department of Transportation.

(m) "NRS" means Nevada Revised Statutes.

(n) "PFNA" means the Southwest Las Vegas Valley Public Facilities Needs Assessment Report, dated December 1, 2000, incorporated herein by this reference and approved by the County Commission on January 2, 2001.

(o) "Project" means the Subject Property and the proposed development of the Subject Property described in this Agreement.

(p) "Subject Property" means that certain real property, which Owner owns or has the right to acquire, located in the County and more particularly described on Exhibit "A".

(q) "Term" means the term of this Agreement together with any extension agreed upon pursuant to Section 7.02 hereof.

## **SECTION 2 – RECITAL OF PREMISES, PURPOSE AND INTENT**

2.01 Recitals. This Agreement is predicated upon the following facts and findings:

(a) Statutory Authorization. The County is authorized, pursuant to NRS §278.0201 through 278.0207, inclusive, to enter into binding Development Agreements with persons having a legal or equitable interest in real property to establish long range plans for the development of such property.

(b) Ownership Interest. Owner represents that it has, will acquire, or has the right to acquire, fee title ownership of the Subject Property.

(c) County Authorization, Hearing and Ordinance. All preliminary processing with regard to the Project has been duly completed in conformance with all applicable laws, rules and regulations. The County Commission, having given notice as required by law, held a public hearing on Owner's application seeking approval of the form of this Agreement and the execution hereof by the County. At the described meeting, the County Commission found that this Agreement is consistent with the County's plans, policies and regulations, including the County Master Plan, that the Agreement meets the requirements of Title 30 of the Code, and that the execution hereof by and on behalf of the County is in the public interest and is lawful in all respects. During the same meeting at which the public hearing was held, the County Commission adopted the Ordinance approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance was scheduled to be effective two weeks after adoption. County agrees to record a certified copy of the ordinance as required by NRS §278.0207.

(d) County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS, and as otherwise permitted by law, and this Agreement to provide for public services; public uses and urban infrastructure; to promote the health, safety and general welfare of the County and its inhabitants; to minimize uncertainty in planning for and securing orderly development of the Project and surrounding areas; to insure attainment of the maximum efficient utilization of resources within the County at the least economic cost to its citizens; and to otherwise achieve the goals and purposes for which the State statute and County ordinance authorizing Development Agreements were enacted.

(e) Owner Intent. In accordance with the legislative intent evidenced by NRS §278.0201 through §278.0207, inclusive, authorizing Development Agreements and the intent of the County in adopting an ordinance allowing Development Agreements, Owner wishes to obtain reasonable assurances that Owner may develop the Project in accordance with the conditions established in this Agreement. Owner acknowledges that there are insufficient public services, which includes facilities and infrastructure, existing or planned at this time. In order to develop the Subject Property, Owner is willing to enter into this Development Agreement in order to pay Owner's fair share of the costs to provide certain public services, facilities, and infrastructure in the area of this Project. Owner further acknowledges that this Agreement was made a part of the County Record at the time of its approval by the County Commission and that the Owner agrees without protest to the requirements, limitations, or conditions imposed by this Agreement and the Concurrent Approvals.

(f) Acknowledgment of Uncertainties. The parties acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Project be developed in the manner contemplated by this Agreement. Among such circumstances is the unavailability of water or other limited natural resources, federal regulation of air and water quality, and similar conditions. Owner recognizes that water shortages could affect the County's ability to perform its obligations hereunder. Owner further acknowledges and agrees this Agreement does not relieve the Owner from compliance with existing, changed, modified or amended rules regulations, laws, ordinances,

resolutions, fees codes, etc., of other governmental agencies. Such rules, regulations, laws, ordinances, resolutions, fees, codes, etc. of governmental entities must be complied with by the Owner and are not locked in nor a part of this Agreement. It is not the intent of the parties nor shall this Section be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed.

(g) Provision of Water and Sewer Service. Owner clearly understands and agrees that, amongst other requirements, water commitment and sanitary sewer system development approval must be obtained from the proper governmental entities namely the Las Vegas Valley Water District and the Clark County Water Reclamation District. Fees and services for such commitments and systems are established by said governmental entities and must be paid and complied with by the Owner in accordance with said governmental entities requirements as amended from time to time. This Agreement or the County does not guarantee or provide the provision of water and sewer services.

2.02 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

2.03 Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS §278.0201 and the Code, this Agreement must set forth the maximum height and size of structures to be constructed on the Subject Property, the density of uses and the permitted uses of the land. County agrees the Project may be developed to the density and with the land uses set forth in the Land Use and Development Guide/Plan, along with the development standards set forth in the Concurrent Approvals and the Applicable Rules.

### **SECTION 3 – DEVELOPMENT OF THE PROJECT**

3.01 Time for Construction and Completion of the Project. Subject to the terms of this Agreement and Applicable Rules, Owner shall have discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Project. Nothing herein shall be construed to require the Owner to develop the Project or any part thereof.

3.02 Reliance on Concurrent Approvals and Applicable Rules. County hereby agrees that Owner will be permitted to carry out and complete the entire Project in accordance with the uses and densities set forth in the Concurrent Approvals subject to the terms and conditions of this Agreement and the Applicable Rules. Pursuant to the terms of this Agreement and subject to Owner's infrastructure obligations described in this Agreement, the development of the Project may proceed.

3.03 Air Quality Conformity. Owner acknowledges County has adopted an air quality plan and agrees to comply with the applicable provisions thereof, including any state and federal rules and regulations.

3.04 Dust Mitigation. Owner will educate Builders and contractors within the Project of the applicable rules of the Clark County Department of Air Quality & Environmental Management with respect to dust mitigation and will encourage compliance therewith.

3.05 Water Conservation. Owner agrees to encourage water conservation in the Project. Owner agrees to design any open space using the best available, water conserving techniques, including but not limited to proper soil preparation and water conserving irrigation systems and equipment. Landscaping adjacent to public streets shall be limited to water conserving plant materials.

3.06 Temporary Storm Water Construction Permit. Owner agrees to educate Builders and contractors within the Project on the requirements for a Temporary Storm Water Construction Permit issued from the Nevada Division of Environmental Protection (NDEP).



## **SECTION 4 – PUBLIC FACILITIES**

4.01 **Public Facilities.** Owner agrees that prior to issuance of any building permit for a single family dwelling, multiple family dwelling, retail, office, industrial or hotel use in the Project, they will pay the fees as set forth in the Public Facilities Chart below, hereinafter referred to as Chart 4.01-A, except as modified by this Section 4.01.

In addition, the fees set forth in Chart 4.01-A below may be increased or decreased from time to time during the term of this Agreement if the modified fees are uniformly applied to all development and construction within the Public Facilities Needs Assessment area. The County and Owner agree that any fee modifications shall be applied only for building permits not yet issued. Owner and the County will not be entitled to any payment or reimbursements for fees paid for building permits issued prior to any such fee modification.

| <b>CHART 4.01-A PUBLIC FACILITIES CHART</b>               |                                |                                  |                  |
|---|--------------------------------|----------------------------------|------------------|
| <b>Type of Development</b>                                | <b>Infrastructure Category</b> |                                  | <b>Total</b>     |
|   | <b>Parks</b>                   | <b>Public Safety<sup>1</sup></b> |                  |
| <b>Single Family Dwelling Unit</b><br>(per dwelling unit) | <b>\$532.93</b>                | <b>\$900.81</b>                  | <b>\$1433.74</b> |
| <b>Multi Family Dwelling Unit</b> (per dwelling unit)     | <b>\$532.93</b>                | <b>\$883.24</b>                  | <b>\$1416.17</b> |
| <b>Retail</b><br>(per square foot gross floor area)       | <b>N/A</b>                     | <b>\$0.60</b>                    | <b>\$0.60</b>    |
| <b>Office</b><br>(per square foot gross floor area)       | <b>N/A</b>                     | <b>\$0.67</b>                    | <b>\$0.67</b>    |
| <b>Industrial</b><br>(per square foot gross floor area)   | <b>N/A</b>                     | <b>\$0.40</b>                    | <b>\$0.40</b>    |
| <b>Hotel</b><br>(per room)                                | <b>N/A</b>                     | <b>\$902.27</b>                  | <b>\$902.27</b>  |
| <sup>1</sup> Fees only for Fire; no Metro                 |                                |                                  |                  |

4.02 **Parks.** In addition to the fees for parks in Chart 4.01-A above, Owner agrees that this development is subject to the Residential Construction Tax, as set forth and defined in Nevada Revised Statutes.

4.03 **Traffic Study.** Owner shall prepare and submit to the County (and NDOT if applicable) a Traffic Study (if required) acceptable to the County (and NDOT if applicable) for the Subject Property prior to submittal of any final map for technical review, or prior to County issuance if any grading or building permits; whichever occurs first, and Owner agrees to comply with said Study as approved by the County. Any modification to the Traffic Study must be approved by the Director of the Department of Public Works.

In addition to the fees in Chart 4.01-A above, Owner agrees to construct at its sole cost and expense and dedicate to the County (or NDOT if applicable) any such roadway and traffic improvements identified in the Traffic Study as approved with conditions by the County (and NDOT if applicable), which are necessary for the Subject Property or for the mitigation of any traffic impacts caused by the development of the Subject Property.

Each facility must be built in the manner prescribed by the Code, NRS, and in accordance with the, “Uniform Standard Drawings for Public Works Construction, Off-Site Improvements, Clark County Area, Nevada”, as amended by the Concurrent Approvals as approved by the County, and the State’s Design Manual prior to issuance of any building permits for the area impacted by the facilities, as identified in the Traffic Study as approved with conditions by the County (an NDOT if applicable). Nothing herein shall be construed to require Owner to construct the applicable traffic improvements if Owner does not develop the impacted area. Owner acknowledges it shall be responsible for all public and private roadway construction (if applicable), utility installations and modifications, lighting, traffic control equipment and signage, and aesthetic improvements relating to the development.

4.04 Drainage Study. Owner shall prepare and submit to the County a Drainage Study, if required by the Clark County Department of Public Works, acceptable to the County for the Subject Property prior to recording any final map or the issuance of any grading and/or building permits. In addition to the fees in Chart 4.01-A above, Owner agrees to construct at its sole cost and expense and dedicate to the County such flood and drainage facilities identified in the Drainage Study which are necessary for the flood protection of the Subject Property or for the mitigation of any downstream flood impacts caused by the development of the Subject Property.

Each facility must be built, in the manner prescribed by Code, prior to issuance of any grading and/or building permits for the area impacted by the facilities as identified in the approved Drainage Study in accordance with Code. Notwithstanding any other provision in this section no grading or building permit shall be issued in any area not protected by the drainage facilities identified in the approved Drainage Study.

## **SECTION 5 – REVIEW AND DEFAULT**

5.01 Frequency of Reviews. As required by NRS §278.0205 and the Development Agreement Ordinance, at least once every twenty-four (24) months during the Term of this Agreement, Owner shall provide and County shall review in good faith a report submitted by Owner documenting the extent of Owner's and County's material compliance with the terms of this Agreement during the preceding twenty-four (24) months. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

5.02 Opportunity to be Heard. County and Owner shall be permitted an opportunity to be heard orally and in writing before the County Commission regarding their performance under this Agreement in the manner set forth in Development Agreement Ordinance.

5.03 Procedures in the Event of Noncompliance. In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing a courtesy notice, not less than thirty (30) calendar days prior to declaring a default under this Agreement. The time of notice shall be measured from the date of post mark which may be sent by regular mail.

The courtesy notice shall state the reason for noncompliance, any action necessary to correct the noncompliance, specify the nature of the alleged default and, where appropriate, the manner and period of time in which the noncompliance may be satisfactorily corrected. During the period of time the default letter is pending, the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected within thirty (30) calendar days, the following courses of action shall apply:

(a) County Procedures

(i) Intent to Remedy Noncompliance. After proper notice and the expiration of the above-referenced periods for correcting the alleged default, the Director of Development Services, or his or her designee, may do one or both of the following options:

- (1) Immediately direct County staff to recommend that all future zoning, land use, and mapping applications within the Project be conditioned so that the building permits to be issued as a result of those approvals shall not be issued until the default is corrected, or;

- (2) Issue a letter providing notice of County's intent to set the matter for hearing before the County Commission. The letter shall notify Owner of the action taken. In the event the County selects this option, County shall give Owner at least seven (7) business days notice to correct the default before the matter is scheduled for a hearing. The letter notifying Owner of the hearing shall contain the intended hearing date. The seven (7) business days will be measured from the date of the certified mailing of the notice.

(ii) Hearing Schedule. If the default is not corrected within the time specified above, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission on the next available Commission zoning agenda.

(iii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by Owner and the default remains uncorrected, the County Commission may authorize the suspension of building permits within the Project or may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any Vested Right in favor of Owner, existing or received, as of the date of the termination. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to Sections 5.05 and 5.06 hereof, to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(b) Owner Procedures

(i) After proper notice and the expiration of the above-referenced periods for correcting the alleged default, Owner may issue a letter requesting a hearing before the County Commission for review of the alleged default. Upon receipt of the letter, County shall schedule an item to consider the alleged default on the next available Commission zoning agenda.

(ii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by County and remains uncorrected, the County Commission shall direct County staff to correct the default. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to this Section hereof to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(c) Waiver. Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceeding which it may deem necessary to protect, assert, or enforce any of its right or remedies.

(d) Notices. All notices provided for herein shall be sent to and in the manner provided in Section 7.08 of this Agreement.

5.04 Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default shall give notice of intent to amend or terminate this Agreement pursuant to NRS §278.0205 (the "Notice of Intent"), with notices sent in the manner

provided by Section 7.08 of this Agreement. Following any such Notice of Intent, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission.

5.05 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

5.06 Institution of Legal Action. The County and Owner agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Owner may pursue any remedy at law or equity available for breach, except that neither the Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 5.03. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a Court under the standard review appropriate to Court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if its decision is clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. If a party desires to present new or additional evidence to the Court, such party may petition the Court to remand the matter to the County Commission to consider the additional or new evidence. Jurisdiction for judicial review or any judicial action under this Agreement shall rest exclusively with the Eighth Judicial District Court, State of Nevada.

5.07 Applicable Laws. This Agreement shall be construed and enforced in accordance with the law of the State of Nevada.

## **SECTION 6 – CONFLICTING LAWS**

6.01 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, and the conflicting laws or regulations shall not be applied retroactively, and:

(a) Notice and Copies. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The parties shall, within thirty (30) calendar days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

6.02 County Commission Hearings. In the event the County believes that an amendment to this Agreement is necessary pursuant to this Section 6 due to the effect of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the County Commission. The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. Any suspension or modification ordered by the County Commission pursuant to such hearing is subject to judicial review as set forth in Section 5.06. The parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

6.03 Cooperation in Securing Permits. The County shall use its Best Efforts to cooperate with Owner in securing any County permits, licenses or other authorizations which may be required as a result of any amendment or suspension resulting from actions initiated under this Section 6. Owner will be responsible to pay all applicable fees in connection with securing of the permits.

## **SECTION 7 – GENERAL PROVISIONS**

7.01 Enforcement and Binding Effect. Subject to the limitations of NRS §278, this Agreement is enforceable by either party in accordance with its terms notwithstanding any change (which, except for this Agreement, would otherwise be applicable) in any of the Applicable Rules. Nothing in this Agreement shall prevent the County from increasing "cost based fees" which are deemed to be administrative fees for issuance of land use approvals, building permits, plan checks, or inspections which are based upon actual costs to the County and which are uniformly applied to all development and construction subject to the County's jurisdiction. "Cost based fees" do not include the fees addressed in Section 4.01 of this Agreement.

7.02 Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the date the land use application expires or upon the eighth (8th) anniversary of the Effective Date, or when all obligations hereunder are satisfied, whichever occurs earliest, unless extended by written agreement executed by County and Owner.

7.03 Assignment.

(a) Transfer Not to Relieve Owner of its Obligation. Except as expressly provided herein, no assignee or transferee of any portion of the Project within the area covered by a recorded subdivision map shall be subject to the obligations of Owner as to the portion of the Project so assigned or transferred nor be deemed to have assumed all such obligations, and such assignment or transfer shall not relieve Owner of its obligation as to the assigned or transferred portion of the Project.

(b) Transfer to an Affiliate of Owner. The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership, or corporation, which Owner controls, or in which Owner has a controlling interest, or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder.

(c) Third Party Assignment. The rights and obligations of Owner under this Agreement may be freely transferred or assigned to a third party not affiliated with Owner, provided such third party assumes in writing all obligations of Owner hereunder as to the assigned or transferred portion of the Project along with a copy of the sale, transfer, conveyance, or assignment agreement wherein the third party assumes the obligations of the Owner. Upon any such assignment hereunder, the Owner shall be relieved of all obligations and liabilities under or in connection with this agreement. In connection with the conveyance of any portion of the property, Owner shall provide County with written notice of any sale, transfer, conveyance or assignment of any unimproved portion of the Project.

(d) Financial Transactions. Owner has full discretion and authority to transfer, assign or encumber the Project or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transaction at any time and from time to time without permission of or notice to County.

7.04 Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and Section 5 of this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the parties hereto; provided however, that to the extent this Agreement expires pursuant to Section 7.02 above.

7.05 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner or those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf which relate to the development of the Project. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the development of the Project. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is solely caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

7.06 Binding Effect of Agreement. Subject to Section 7.03 hereof, the burdens of this Agreement bind, and the benefits of this Agreement inure to the parties' respective successors in interest.

7.07 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

7.08 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be sent to the address on file to Owner and/or Applicant, as shown on "Exhibit B" and the Comprehensive Planning Department and Office of the District Attorney-Civil Division addressed as follows:

To County: COUNTY OF CLARK  
Department of Comprehensive Planning, Current Planning Division  
Clark County Government Center  
500 South Grand Central Parkway, 1<sup>st</sup> Floor  
P.O. Box 551741  
Las Vegas, NV 89155-1741  
Attn: Joel McCulloch

With a Copy to: COUNTY OF CLARK  
OFFICE OF THE DISTRICT ATTORNEY-CIVIL DIVISION  
Clark County Government Center  
500 South Grand Central Parkway, 5<sup>th</sup> Floor  
P.O. Box 552215  
Las Vegas, Nevada 89155-2215

Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the

manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

7.09 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

7.10 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of the County or Owner, as the case may be.

7.11 Recording Amendments. Promptly after the Effective Date, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Clark County, Nevada.

7.12 Release. Each unit within the Subject Property shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of an Occupancy Permit for the building in which the unit is located.

7.13 Headings, Exhibits, Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Sections and Exhibits shall be to Sections and Exhibits of or to this Agreement, unless otherwise specified.

7.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

7.15 Voluntary Agreement. Owner acknowledges that they had the option of conducting their own public facilities needs assessment study, but instead voluntarily chose to accept the findings, conclusions and fee schedule contained within the County PFNA defined in Section 1.01(n) of this Agreement. Owner further acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

7.16 No Third Party Beneficiary Rights. This Agreement shall inure solely to the benefit of each party hereto and its successors and permitted assigns and nothing in this Agreement, express or implied, shall confer upon any other person or entity, including the public or any member thereof, any rights, benefits or remedies of any nature whatsoever.

*[signatures appear on following page]*

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the day and year first above written, as authorized by Ordinance No. 1579 of the Clark County Code, to be effective on the date shown in Section 2.01(c).

**COUNTY:**

BOARD OF COUNTY COMMISSIONERS,  
COUNTY OF CLARK, STATE OF NEVADA

Attest:

By: \_\_\_\_\_  
James B. Gibson, Chair

\_\_\_\_\_  
Lynn Marie Goya, County Clerk

**ACKNOWLEDGMENT:**

STATE OF NEVADA        )  
                                  )ss:  
COUNTY OF CLARK        )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,

By \_\_\_\_\_, Chair of the Board of County Commissioners, County of Clark,  
State of Nevada

NOTARY PUBLIC

\_\_\_\_\_  
Signature

My Commission expires: \_\_\_\_\_



OWNER:

Dustin Mannina  
PRINT OWNER NAME

By: [Signature]

Owner Signature

**ACKNOWLEDGMENT:**

STATE OF NEVADA            )  
  )ss:  
COUNTY OF CLARK         )

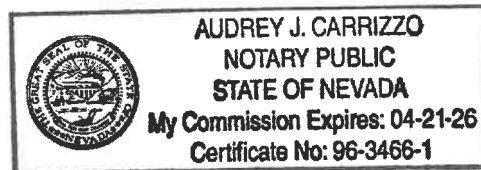
This instrument was acknowledged before me on the 13 day of JUNE, 2022.

by DUSTIN MANNING  
(Printed Name of Document Signer)

NOTARY PUBLIC

[Signature]  
Signature

My Commission expires: 4/21/2026



**Exhibit "A"**  
**Legal Description**

**(see next page for attachment)**

## EXHIBIT "A"

### DESCRIPTION

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 9, TOGETHER WITH THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°23'05" WEST, 2619.60 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°36'55" WEST, 49.97 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°22'59" WEST, 100.00 FEET; THENCE NORTH 00°45'00" WEST, 215.15 FEET; THENCE NORTH 36°55'28" WEST, 87.61 FEET; THENCE NORTH 68°44'54" WEST, 81.29 FEET; THENCE SOUTH 89°22'55" WEST, 86.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 10.81 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 37°52'21" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°34'14", AN ARC LENGTH OF 13.13 FEET; THENCE SOUTH 89°22'55" WEST, 57.00 FEET; THENCE NORTH 00°41'05" WEST, 858.73 FEET; THENCE SOUTH 89°22'55" WEST, 710.00 FEET; THENCE SOUTH 00°37'05" EAST, 5.72 FEET; THENCE SOUTH 88°51'36" WEST, 76.56 FEET; THENCE NORTH 00°37'05" WEST, 64.42 FEET; THENCE SOUTH 89°22'55" WEST, 21.10 FEET; THENCE NORTH 00°37'05" WEST, 35.00 FEET; THENCE NORTH 82°29'25" EAST, 4.80 FEET; THENCE NORTH 01°17'42" WEST, 154.36 FEET; THENCE NORTH 88°42'18" EAST, 18.66 FEET; THENCE NORTH 01°17'42" WEST, 135.00 FEET; THENCE NORTH 88°42'18" EAST, 15.91 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 88°42'18" EAST, 5.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 16.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 21°39'33" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°58'47", AN ARC LENGTH OF 13.68 FEET; THENCE NORTH 01°35'51" EAST, 110.79 FEET; THENCE NORTH 01°17'42" WEST, 34.00 FEET; THENCE NORTH 01°07'16" WEST, 122.00 FEET; THENCE SOUTH 88°42'18" WEST, 15.33 FEET; THENCE NORTH 01°17'42" WEST, 19.00 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 01°17'42" WEST, 15.00 FEET; THENCE NORTH 09°06'18" WEST, 100.94 FEET; THENCE SOUTH 88°42'18" WEST, 140.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.10 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 01°34'37" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°56'55", AN ARC LENGTH OF 31.20 FEET; THENCE SOUTH 89°11'33" WEST, 26.00 FEET; THENCE NORTH 00°48'27" WEST, 7.69 FEET; THENCE SOUTH 89°11'33" WEST, 29.22 FEET; THENCE NORTH 00°47'20" WEST, 687.69 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF VEGAS VALLEY DRIVE AS DESCRIBED IN THAT CERTAIN "DEDICATION" IN BOOK 19971217 AS INSTRUMENT NO. 0001077 ON FILE AT SAID RECORDER'S OFFICE; THENCE NORTH 88°42'18" EAST, 1330.14 FEET; THENCE NORTH 89°51'07" EAST, 65.31 FEET; THENCE NORTH 88°39'30" EAST, 300.03 FEET; THENCE NORTH 89°51'07" EAST, 363.80 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°12'36" EAST, 492.99 FEET; THENCE SOUTH 89°23'05" WEST, 175.00 FEET; THENCE SOUTH 00°36'55" EAST, 20.46 FEET; THENCE SOUTH 89°23'05" WEST, 40.00 FEET; THENCE NORTH 00°36'55" WEST, 5.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°04'48", AN ARC LENGTH OF 23.58 FEET; THENCE NORTH 00°41'43" WEST, 0.46 FEET;

THENCE SOUTH 89°23'05" WEST, 378.69 FEET; THENCE SOUTH 38°23'56" WEST, 118.38 FEET; THENCE SOUTH 00°14'23" EAST, 563.12 FEET; THENCE SOUTH 22°10'25" EAST, 121.21 FEET; THENCE SOUTH 06°28'15" EAST, 151.42 FEET; THENCE SOUTH 17°54'34" WEST, 164.50 FEET; THENCE SOUTH 00°16'52" EAST, 604.11 FEET; THENCE SOUTH 69°46'07" EAST, 154.83 FEET; THENCE SOUTH 00°58'25" EAST, 138.15 FEET; THENCE SOUTH 67°19'03" WEST, 152.52 FEET; THENCE SOUTH 00°45'00" EAST, 223.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 59.29 ACRES, MORE OR LESS.

**EXCEPTING THEREFROM THE FOLLOWING THREE (3) AREAS:**

**AREA 1**

**COMMENCING** AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°22'55" WEST, 339.34 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'05" WEST, 1509.98 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°00'12" WEST, 709.27 FEET; THENCE NORTH 01°54'33" WEST, 69.40 FEET; THENCE NORTH 83°11'52" EAST, 3.84 FEET; THENCE NORTH 01°17'42" WEST, 2.00 FEET; THENCE NORTH 88°42'18" EAST, 25.16 FEET; THENCE NORTH 00°45'26" WEST, 345.02 FEET; THENCE NORTH 88°42'18" EAST, 67.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 46°53'41" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 88°42'18" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 132.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 46°53'41" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 88°42'18" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 132.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 46°53'41" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 88°42'18" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 132.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 46°53'41" WEST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 88°42'18" EAST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°48'37", AN ARC

LENGTH OF 10.95 FEET; THENCE NORTH 88°42'18" EAST, 62.18 FEET; THENCE SOUTH 01°17'42" EAST, 420.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 6.55 ACRES, MORE OR LESS.

## **AREA 2**

**COMMENCING** AT SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°22'55" WEST, 91.74 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°37'05" WEST, 1544.91 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 88°24'12" WEST, 170.00 FEET; THENCE NORTH 01°17'42" WEST, 54.89 FEET; THENCE NORTH 86°29'53" WEST, 2.51 FEET; THENCE NORTH 01°17'42" WEST, 99.63 FEET; THENCE NORTH 85°06'53" EAST, 2.50 FEET; THENCE NORTH 01°17'42" WEST, 35.00 FEET; THENCE NORTH 86°29'53" WEST, 2.51 FEET; THENCE NORTH 01°17'42" WEST, 99.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 08°28'33" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'51", AN ARC LENGTH OF 2.51 FEET; THENCE NORTH 88°42'18" EAST, 106.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET; THENCE NORTH 88°42'18" EAST, 25.00 FEET; THENCE NORTH 01°17'42" WEST, 5.00 FEET; THENCE NORTH 88°42'18" EAST, 19.00 FEET; THENCE SOUTH 01°17'42" EAST, 274.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 48,834 SQUARE FEET (1.12 ACRES), MORE OR LESS.

## **AREA 3**

**COMMENCING** AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9; THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89°22'55" WEST, 261.21 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°37'05" WEST, 444.29 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°41'46" WEST, 280.00 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 00°41'46" WEST, 509.00 FEET; THENCE NORTH 89°22'55" EAST, 173.07 FEET; THENCE SOUTH 00°37'05" EAST, 552.39 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 00°37'05" EAST, 172.61 FEET; THENCE SOUTH 45°51'03" WEST, 27.59 FEET; THENCE SOUTH 57°22'36" WEST, 84.91 FEET; THENCE SOUTH 89°22'55" WEST, 80.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 3.06 ACRES MORE OR LESS.

|              |       |       |
|--------------|-------|-------|
| TOTAL AREA = | 59.29 | ACRES |
| -            | 6.55  | ACRES |
| -            | 1.12  | ACRES |
| -            | 3.06  | ACRES |
| <hr/>        |       |       |
| NET AREA =   | 48.56 | ACRES |

**BASIS OF BEARINGS**

NORTH 89°51'07" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., AS SHOWN IN FILE 207, PAGE 95 OF SURVEYS, ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

END OF DESCRIPTION

PAUL BURN, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 11174



**Exhibit “B”**  
**Development Agreement Owner Correspondence**

**Exhibit "B"**  
**Development Agreement Owner/Applicant Correspondence**

In accordance with Section 7.08, all notices, demands and correspondence required or provided for under this agreement shall be sent to the Owner and/or Applicant as follows:

**Address all Correspondence as follows:**

**Owner**

Touchstone Independence LLC  
9205 W Russell Road, Suite 235  
Las Vegas, NV 89148

**Applicant/Correspondent**

GCW, Inc.  
1555 S Rainbow Blvd  
Las Vegas, NV 89146



**Exhibit “C”**  
**Agenda Sheet, Notice of Final Action, and Agenda Map**  
**(see next page for attachments)**

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

**UPDATE**  
DESERT INN RD/CABANA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0507-SGG OAKS ROYAL LINKS, LLC:**

**USE PERMITS** for the following: **1)** High Impact Project; **2)** attached (townhouse) planned unit development (PUD); and **3)** single family attached dwellings.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; **2)** reduce setbacks; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way.

**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

161-09-801-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 12 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 100% increase).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).
3. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
4. Reduce back of curb radius to 15 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
5. Allow an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.
6. Reduce the driveway distance to the property line to 1 foot where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).
7. Allow non-standard improvements (landscaping) within the right-of-way (Sloan Lane and Desert Inn Road) where not permitted per Chapter 30.52.

**DESIGN REVIEWS:**

1. Attached single family residential planned unit development.

2. Increased finished grade to 240 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 1,233% increase).

#### **LAND USE PLAN:**

SUNRISE MANOR - PUBLIC FACILITIES

#### **BACKGROUND:**

##### **Project Description**

###### General Summary

- Site Address: N/A
- Site Acreage: 130.4
- Number of Units: 1,298
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 930 (gross and net)/1,925 (gross and net)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 27/18 (pool buildings)
- Square Feet: 1,203 to 1,778/950 (pool buildings)
- Open Space Required/Provided: 7.5 acres/41.69 acres
- Parking Required/Provided: 3,208/3,227

###### History and Request

This request is to convert a 130.4 acre portion of the Royal Links Golf Course to a residential development, specifically APN 161-09-801-004, located immediately south of Vegas Valley Drive. The proposal consists of 1,298 attached single family residential units in the form of a Planned Unit Development (PUD). APN 161-10-202-001, the remaining 32.4 acres of the golf course located immediately north of Vegas Valley Drive is not a part of this application. A nonconforming zone boundary amendment reclassifying the project site to an R-2 zoning district was approved by the Board of County Commissioners (BCC) via NZC-20-0051 in October 2020. The use permit for the planned unit development, waivers of development standards, and design reviews associated with the aforementioned request were denied without prejudice by the BCC. A specific condition of approval for the nonconforming zone boundary amendment imposed by the BCC mandated 2 years to submit the final design review to be heard by the Sunrise Manor Town Advisory Board, the Planning Commission, and the BCC. The proposed development is classified as a High Impact Project as the project site consists of more than 500 dwelling units. Furthermore, the PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government's jurisdictional boundary being the City of Las Vegas.

###### Site Plans

The plans depict an attached single family residential development situated on a 130.4 acre project site consisting of 1,298 residential lots with a density of 10 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The project site is bounded on the north by Vegas Valley Drive, the south by Desert Inn Road, the east by the City of Las Vegas Wastewater Treatment Plant, and the west by an existing single family residential development

consisting of manufactured homes. The development consists of single family attached dwellings (2 plex buildings), 4 plex buildings with and without garages, and 6 plex buildings designed around 30 foot wide private streets. The minimum length of the driveways between the garage and private internal streets are 10 feet, necessitating a waiver of development standards reducing the setback from any street, drive aisle, sidewalk, or curb. The development is bisected by a proposed collector street, Sloan Lane, measuring 70 feet in width connecting to Desert Inn Road and Vegas Valley Drive. Sloan Lane features a roundabout located at the north and south portions of the street facilitating a connection to the interior private streets servicing the development. Five foot wide detached, meandering sidewalks are located on both sides of Sloan Lane. Multiple sidewalks ranging between 4 feet to 5 feet in width, located between the townhouse units and along the private streets, offer pedestrian connectivity throughout the development. Parking consists of garage parking for residents and surface parking for both residents and visitors. The development requires 3,208 parking spaces where 3,227 parking spaces are provided. The minimum and maximum lot sizes within the development are 930 square feet and 1,925 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 5 feet
- Interior side setback – zero feet
- Side street corner setback – 10 feet
- Perimeter setback – 10 feet
- Courtyard wall setback – zero feet
- Patio setback – 1 foot
- Building separation – 7 feet

A minimum building setback of 10 feet is provided around the perimeter of the site. The plans indicate that an increase to the finished grade to 240 inches (20 feet) is necessary due to the following: 1) existing golf course conditions with varying topography; and 2) ensure positive drainage from the northwest corner to the southeast corner of the project site. The increased fill will be generally located along the northwest and southeast corners of the project site, in addition to increasing the depth of the fill to a maximum of 240 inches due to the existing water features, fairway hazards, and site conditions interior to the golf course.

#### Landscaping

Street landscaping consists of a 15 foot wide area, including 5 foot wide detached sidewalks located along Desert Inn Road and Vegas Valley Drive. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk, is located on both sides of Sloan Lane. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A landscape area measuring between 105 feet to 270 feet in width is located along the east portion of the project site. The existing 6 foot high wall along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant, will be increased by an additional 6 feet, requiring a waiver of development standards to increase wall height. A 5.5 foot wide landscape area, with large evergreen trees planted 20 feet on center per Code requirements, is located along the west property line adjacent to the existing single family residential development. An existing

6 foot high block wall is also located along the west property line. The roundabouts with landscaping, located at the north and south portions of Sloan Lane, require a waiver of development standards for non-standard improvements within the right-of-way. Furthermore, an unimproved 14 foot wide landscape area is located within the right-of-way along Desert Inn Road, also requiring a waiver for non-standard improvements.

#### Open Space

The development requires a total of 7.5 acres of open space where 41.7 acres of open space is provided. The proposed development has open space centrally located within the development, in addition to an open space area ranging between 105 feet to 270 feet in width along the east portion of the project site, adjacent to the City of Las Vegas Wastewater Treatment Plant. Open space amenities within the development consist of the following: 1) 4 swimming pools and 2 wading pools; 2) 5 areas of age appropriate playgrounds; 3) tennis and pickleball courts; 4) 1 basketball full court and 1 half court; 5) large functional turf areas; 6) multiple gazebo sitting and barbecue areas; 7) dog park; and 8) trail area offering pedestrian connectivity throughout the interior of the development.

#### Elevations

The plans depict 2 plex (single family attached units), 4 plex, and 6 plex residential units, each with 6 elevations. The buildings have a maximum height of 27 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the units consisting of neutral, earth tone colors. The pool building measures 18 feet in height and consists of a pitched, concrete tile roof. The building is painted with neutral, earth tone colors.

#### Floor Plans

The plans depict 2 story homes with floor plans ranging between 1,203 square feet to 1,778 square feet. The floor plans feature multiple bedrooms, kitchen, living room, dining room, closets, laundry room, and bathrooms. The plans depict homes with either a 1 or 2 car garage, depending on the selected model. Additionally, there are plans that do not include a garage option. The pool building measures 950 square feet in area and contains men's and women's restroom facilities and equipment rooms.

#### Applicant's Justification

The applicant states the increased wall height along the east property line is requested per discussions with the City of Las Vegas Wastewater Treatment Plant. The increased wall height will serve as a buffer and screen between the Plant and residential development. Street sections and curb returns will still accommodate emergency vehicles and all passenger vehicles. Alternate street grading will allow the attached product to meet grading criteria without adding steps or deepened footing to the buildings. The proposed 5 foot setback from the interior private streets will eliminate the possibility of vehicles attempting to park in the driveway. Due to the design of the single family attached products, the driveways associated with the units will be as close as 1 foot from the property line. The design review to increase finished grade is requested

as the existing golf course has varying topography in addition to ensuring positive drainage occurs from the northwest corner to the southeast corner of the project site.

#### Prior Land Use Requests

| Application Number | Request   | Action             | Date          |
|--------------------|---|--------------------|---------------|
| NZC-20-0051        | Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers, and design reviews were denied without prejudice by the BCC | Approved by BCC    | October 2020  |
| ZC-1611-05         | Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired  | Held per applicant | June 2006     |
| ZC-1649-98         | Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site   | Approved by BCC    | December 1998 |
| ZC-0096-98         | Reclassified a 4.3 acre portion from R-E to C-2 zoning to relocate the previously approved clubhouse  | Approved by BCC    | March 1998    |
| VC-0095-98         | Reduced setbacks for a pedestrian bridge over Vegas Valley Drive  | Approved by BCC    | February 1998 |
| ZC-1663-97         | Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course   | Approved by BCC    | November 1997 |

#### Surrounding Land Use

|       | Planned Land Use Category                                | Zoning District      | Existing Land Use   |
|-------|--|----------------------|---|
| North | Residential Suburban (up to 8 du/ac) & Public Facilities | R-T, P-F, R-3, & R-2 | Single family residential & golf course                   |
| South | Residential Suburban (up to 8 du/ac) & Public Facilities | R-2 & O-S            | Single family residential (Stallion Mountain development) |
| East  | Industrial & Public Facilities                           | P-F                  | City of Las Vegas Wastewater Treatment Plant              |
| West  | Residential Suburban (up to 8 du/ac)                     | R-T                  | Single family residential                                 |

#### Related Applications

| Application Number | Request  |
|--------------------|--|
| VS-21-0508         | A vacation and abandonment of right-of-way is a companion item on this agenda.   |
| TM-21-500147       | A tentative map consisting of 1,298 attached single family residential lots on 130.4 acres is a companion item on this agenda. |

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### **Analysis**

#### **Current Planning**

##### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The number of units associated with the residential development make this proposal a High Impact Project (HIP). The HIP will increase the demand on public facilities and services within the immediate area. The applicant submitted the required RISE (Regional Infrastructure and Service Evaluation) reports with the pre-submittal application addressing the increased demand on public facilities and services. The school district has indicated that this development would generate 215 additional elementary school, 121 middle school, and 170 high school students. The school district indicates Smith Elementary School and Chaparral High School are under capacity by 52 and 270 students, respectively while Harney Middle School is over capacity by 60 students. Staff has not received comments from other agencies or departments indicating the impact the development will have on public facilities and services.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition between the manufactured home park to the west and the City of Las Vegas Wastewater Treatment Plant to the east. Staff finds the open space areas within the project site are conveniently located, accessible, and visible to residents of the development. The proposed open space areas will enhance pedestrian circulation within the site, promote pedestrian use and safety, and improve the aesthetic quality of the development; therefore, staff recommends approval.

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

Staff has no objection to the increase in wall height up to 12 feet along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant. The increased wall height will not only provide security to the Treatment Plant, but will also assist in mitigating any impact the facility may have on the residential development in addition to the proposed landscape buffer. The increased wall height should not have any impact on the surrounding land uses or properties; therefore, staff recommends approval.

#### Waiver of Development Standards #2

The requested setback reduction is necessary to take into account the setbacks of the residential buildings to the internal sidewalks and private streets within the development. The typical residential building setback from a private street is 5 feet to accommodate the proposed driveway length and deter people from parking in the driveway. Staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

#### Design Review #1

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy as multiple points of connection are proposed from the interior of the development to Sloan Lane connecting to Desert Inn Road and Vegas Valley Drive. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials, such as stucco and concrete tile roofs, decorative window trimming, and open courtyard areas. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 10 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval.

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

##### Waiver of Development Standards #3

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

##### Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

##### Waiver of Development Standards #5

Staff has no objection to allowing a flush curb/zero curb and an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.



#### Waiver of Development Standards #6

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

#### Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaped medians placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** November 2, 2021 – APPROVED – Vote: Unanimous

#### **Current Planning**

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the final design for APN 161-10-202-001 must be submitted to the Department of Comprehensive Planning no later than October 7, 2022 or the zoning will expire on this parcel; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 4 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Work for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval (applicant to continue to work with Public Works to determine if additional access points are needed from the development onto Desert Inn Road or Vegas Valley Drive).

**APPROVALS:** 3 cards

**PROTESTS:** 58 cards, 3 letters

**APPLICANT:** TOUCHSTONE LIVING, INC

**CONTACT:** CINDIE GEE, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146



# Department of Comprehensive Planning

500 S Grand Central Pkwy • Box 551741 • Las Vegas NV 89155-1741  
(702) 455-4314 • Fax (702) 455-3271

Nancy A. Amundsen, Director

## NOTICE OF FINAL ACTION

November 30, 2021

CINDIE GEE  
GCW ENGINEERING  
1555 S. RAINBOW BOULEVARD  
LAS VEGAS, NV 89146

REFERENCE: UC-21-0507

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 17, 2021** and was **APPROVED** subject to the conditions listed below. You will be required to comply with all conditions prior to the issuance of a building permit or a business license, whichever occurs first.

Time limits to commence, complete or review this approval, apply only to this specific application. A property may have several approved applications on it with each having its own expiration date. **It is the applicant's responsibility to keep the application current.**

### **CONDITIONS OF APPROVAL -**

#### **Current Planning**

- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the final design for APN 161-10-202-001 must be submitted to the Department of Comprehensive Planning no later than October 7, 2022 or the zoning will expire on this parcel; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 4 years of approval date or it will expire.**

#### **BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair • JAMES B. GIBSON, Vice Chair  
MICHAEL NAFT • JUSTIN C. JONES • TICK SEGERBLOM • ROSS MILLER • WILLIAM MCCURDY II  
YOLANDA T. KING, County Manager



# Department of Comprehensive Planning

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Nancy A. Amundsen, Director

## 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;**
- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;**
- **Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;**
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- **Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;**
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- **90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
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## 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

## BOARD OF COUNTY COMMISSIONERS

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YOLANDA T. KING, County Manager

# Commission Agenda Map

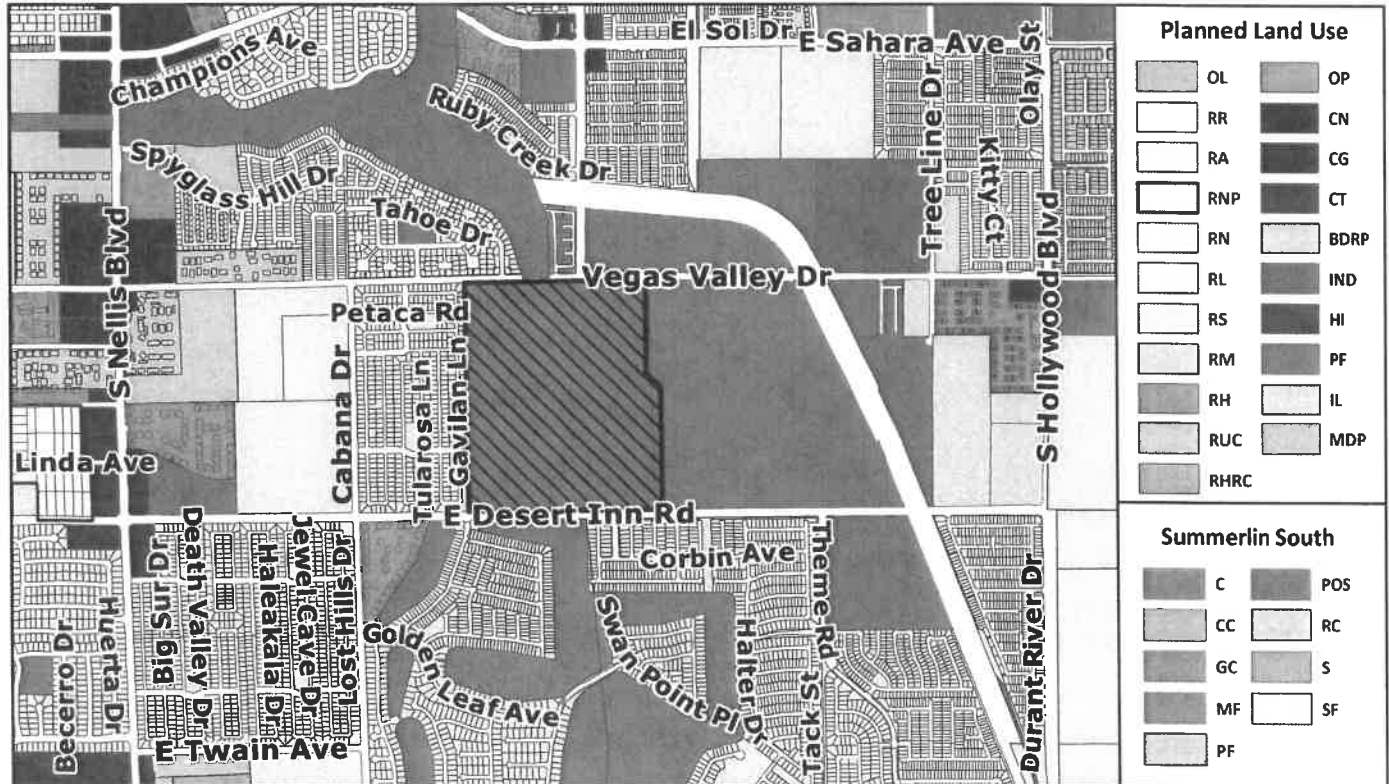
UC-21-0507

Clark County Department of Comprehensive Planning, Clark County, Nevada

## ZONING



## PLANNED LAND USE



This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.

Subject Parcel(s)  
16109801004



0 500 1,000 2,000 Feet  
Map Created on 9/29/2021



DA 22-900388

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:10,000

0 100 200 300

0 100 200 300

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PMID BOUNDARY

ROAD EASEMENT

MATCH/LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PMID BOUNDARY

SECTION LINE

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T21S R62E

9

161-09-7

139 140 141

162 161 160

177 178 179

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

202 PARCEL SUB/SEQ NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

202 PARCEL SUB/SEQ NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

Scale: 1" = 200'

Rev: 1/8/2019

TAX DIST 340





**NOTES**

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USE THIS SCALE(FEET) WHEN MAP RECALLED FROM T.I.X.7 ORIGINAL

**MAP LEGEND**

|  |                         |  |                           |
|--|-------------------------|--|---------------------------|
|  | PARCEL BOUNDARY         |  | CONDOMINIUM UNIT          |
|  | SUB BOUNDARY            |  | 001 PARCEL NUMBER         |
|  | PAVED ROAD              |  | AIR SPACE PCL             |
|  | UNPAVED ROAD            |  | RIGHT OF WAY PCL          |
|  | RAILROAD TRACKS         |  | SUB-SURFACE PCL           |
|  | WATER FINDER LINE       |  | 202 PARCEL SUB/SEQ NUMBER |
|  | HISTORIC LOT LINE       |  | FB 24-46 BLOCK NUMBER     |
|  | HISTORIC SUB BOUNDARY   |  | 5 PLAT NUMBER             |
|  | HISTORIC PAVED BOUNDARY |  | 5 LOT NUMBER              |
|  | SECTION LINE            |  | 05.5 GOV. LOT NUMBER      |

|     |     | N 2 SW 4 |  |  |  |  | 10 |   |   |   |  | 161-10-3 |  |  |  |  |
|-----|-----|----------|--|--|--|--|----|---|---|---|--|----------|--|--|--|--|
| 139 | 140 | 141      |  |  |  |  | 8  | 4 | 8 | 4 |  |          |  |  |  |  |
| 162 | 161 | 160      |  |  |  |  | 5  | 1 | 5 | 1 |  |          |  |  |  |  |
| 177 | 178 | 179      |  |  |  |  | 6  | 2 | 6 | 2 |  |          |  |  |  |  |
|     |     |          |  |  |  |  | 7  | 3 | 7 | 3 |  |          |  |  |  |  |
|     |     |          |  |  |  |  | 8  | 4 | 8 | 4 |  |          |  |  |  |  |
|     |     |          |  |  |  |  | 5  | 1 | 5 | 1 |  |          |  |  |  |  |

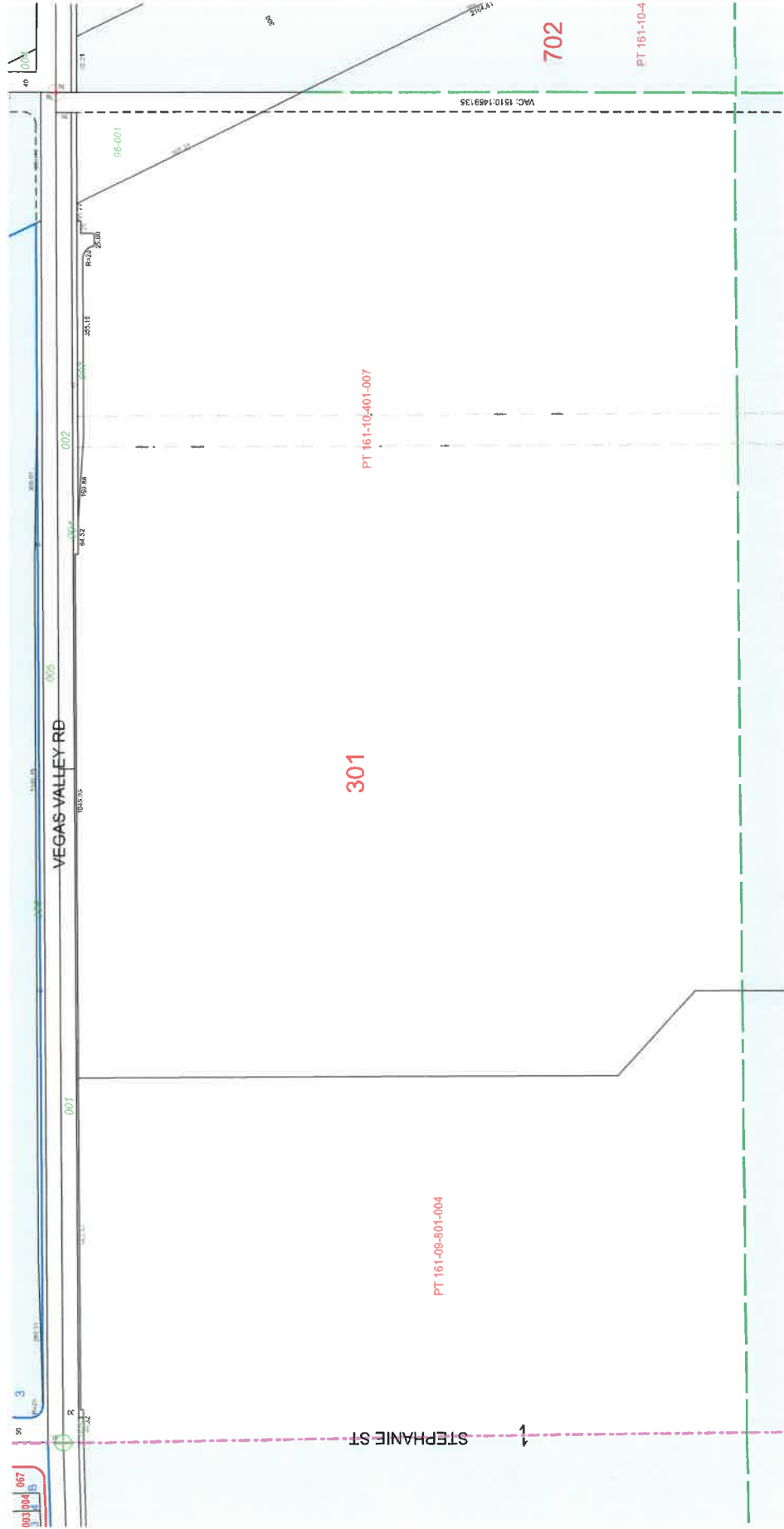
  

| T2S1S R62E | 10  | N 2 SW 4 |
|------------|-----|----------|
| 139        | 140 | 141      |
| 162        | 161 | 160      |
| 177        | 178 | 179      |
| 139        | 140 | 141      |
| 162        | 161 | 160      |
| 177        | 178 | 179      |

Rev. 1/8/2019

Scale: 1" = 200'



TAX DIST 340



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NOTES

MAP LEGEND

0 100 200 400 600 800  
FEET  
USE THIS SCALE(LEFT) WHEN MAP REDUCED FROM 11X17 ORIGINAL

N

PARCEL BOUNDARY  
SUB BOUNDARY  
PUBD BOUNDARY  
ROAD EASEMENT  
MATCH / LEADER LINE  
HISTORIC LOT LINE  
HISTORIC SUB BOUNDARY  
SECTION LINE

CONDOMINIUM UNIT  
AIR SPACE PCL  
RIGHT OF WAY PCL  
SUB-SURFACE PCL  
PLOT RECORDING NUMBER  
BLOCK NUMBER  
LOT NUMBER

T21S R62E

ASSESSOR'S PARCELS - CLARK COUNTY, NV.  
Briana Johnson - Assessor

10

S 2 SW 4

161-10-4

CLARK COUNTY

Rev: 1/8/2019

Scale: 1" = 200'

