

Clark County Zoning Commission
CLARK COUNTY, NEVADA

MARILYN K. KIRKPATRICK
Chair
JAMES B. GIBSON
Vice Chair
JUSTIN JONES
WILLIAM MCCURDY II
ROSS MILLER
MICHAEL NAFT
TICK SEGERBLOM

OPENING CEREMONIES

The Board of County Commissioners of Clark County, Nevada met in recessed regular session in full conformity with law and bylaws of said Board at the regular place of meeting in the Commission Chambers, Government Center, Las Vegas, Clark County, Nevada on Wednesday, the 3rd day of March, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:02 a.m. by Chair Kirkpatrick, and on roll call, the following members were present, constituting all of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

Marilyn Kirkpatrick
Jim Gibson
Justin Jones
Michael Naft
Tick Segerblom
Ross Miller
William McCurdy II

Absent: None

Also present:

Robert Warhola, Deputy District Attorney
Nancy Amundsen, Director of Comprehensive Planning
Sami Real, Planning Manager
Antonio Papazian, Assistant Manager of Development Review
Jewel Gooden, Assistant Clerk, BCC
Keri Miller, Deputy Clerk
Robin Delaney, Deputy Clerk (Virtual)

Commissioner Miller participated via telephone.

Commissioner Kirkpatrick recognized and presented a proclamation to Debbie Burgos, during Women's History Month, for community service including for assisting veterans, demonstrating leadership, and participation in the Off-Highway Vehicle Advisory Committee.

- 1. Public Comments - Comments by the General Public. 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.**

At this time, Chair Kirkpatrick asked if there were any persons wishing to be heard on any items listed on the agenda as posted.

SPEAKER(S): None

There being no persons wishing to be heard on any items on the agenda as posted, Chair Kirkpatrick closed the public comments.

2. **Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)**

DISCUSSION: Lucy Stewart, the applicant's representative, requested that Item Nos. 41, 42, and 43 be held to the March 17, 2021 meeting

ACTION: It was moved by Commissioner Michael Naft that the agenda be approved, with the deletion of Item Nos. 4, 18, 23, 24, 25, 41, 42, 43, 44, 45, 46, 47, 52, 53, and 54 with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. **Approval of minutes. (For possible action)**

ACTION: It was moved by Commissioner Jim Gibson that the minutes of the regular meeting of February 3, 2021 be approved, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

4. **DR-20-0520-SCHOOL BOARD OF TRUSTEES:**

DESIGN REVIEWS for the following: 1) finished grade; and 2) retaining walls in conjunction with a school on 8.0 acres in a P-F (Public Facility) Zone. Generally located on the north side of Cherokee Lane, 100 feet east of Algonquin Drive within Paradise. TS/ja/jd (For possible action)

ATTACHMENT: DR-20-0520_Color_Merged.pdf

ATTACHMENT: 04 20-0520-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of School Board of Trustees (Clark County School District) for design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

5. **AR-21-400004 (UC-18-0808)-YOUNG BROTHERS LTD:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (operate construction equipment) with associated retail sales; 2) allow alternative design standards for an accessory structure (storage container); and 3) a project of regional significance (adjacent to the City of Henderson).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping and screening; 2) reduced setbacks; and 3) full off-site improvements (paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEW for a recreational facility and accessory structures on 4.4 acres in an R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone. Generally located on the north side of Roban Avenue, 400 feet east of Las Vegas Boulevard South within Sloan. MN/jym/ja

(For possible action)

ATTACHMENT: AR-21-400004_Color_Merged.pdf

ATTACHMENT: 05 21-400004-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Young Brothers Ltd (Dig this Las Vegas) for use permits first application for review, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Applicant is advised that the 5 year review for the off-site improvements is due by December 5, 2023; and that the Restrictive Covenant Agreement (Deed Restrictions) condition has been satisfied by recorded document 970220:00565.

6. **UC-21-0007-YOUNG BROTHERS LTD:**

USE PERMITS for the following: 1) major training facility (heavy equipment construction techniques); and 2) a project of regional significance (adjacent to the City of Henderson). DESIGN REVIEW for a major training facility in conjunction with a recreational facility on 4.4 acres in an R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone. Generally located on the north side of Roban Avenue, 400 feet east of Las Vegas Boulevard South within Sloan. MN/lm/jd (For possible action)

ATTACHMENT: UC-21-0007_Color_Merged.pdf

ATTACHMENT: 06 21-0007-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Young Brothers Ltd (Dig this Las Vegas) for use permits and a design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system, and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

7. **AR-21-400006 (UC-0040-10 (WC-0081-17))-THREE PEAKS INVESTMENTS ETAL & REP GLOBAL, LLC:**
WAIVER OF CONDITIONS THIRD APPLICATION FOR REVIEW for a use permit requiring that the storage containers be removed when towing business leaves the property on 9.2 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the north side of Cheyenne Avenue, 750 feet east of Walnut Road within Sunrise Manor. WM/jgh/jd (For possible action)

ATTACHMENT: AR-21-400006_Color_Merged.pdf

ATTACHMENT: 07 21-400006-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Three Peaks Investments Et Al & Rep Global, LLC (Three Peaks Investments Et Al) for a waiver of conditions third application for review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Remove the time limit.

8. **ET-21-400002 (UC-18-0617)-SKID HOLDINGS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to reduce the setback of a vehicle (automobile) wash from a residential use.
DESIGN REVIEWS for the following: 1) retail building; 2) restaurant with drive-thru; 3) vehicle (automobile) wash; and 4) water vending structure on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Blue Diamond Road and Durango Drive within Enterprise. JJ/jgh/jd (For possible action)

ATTACHMENT: [ET-21-400002_Color_Merged.pdf](#)

ATTACHMENT: [08 21-400002-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Skid Holdings, LLC (Mark Stearns) for a use permit first extension of time and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until October 03, 2022 to commence;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

9. **ET-21-400005 (UC-18-0754)-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of an ornamental spire and dome.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) place of worship; and 2) finished grade on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. JJ/md/jd (For possible action)

ATTACHMENT: ET-21-400005_Color_Merged.pdf

ATTACHMENT: 09 21-400005-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Church Debre Bisrat St Gabriel Ethiopian O T for use permits first extension of time, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until December 19, 2022 to commence;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

10. **ET-21-400007 (UC-18-0631) -VEGAS 888 LAND CO, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence lodging, long/short term in an H-1 zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a lodging facility to be predominately used for long-term lodging in conjunction with an approved multiple family residential development on a 3.3 acre portion of an 8.6 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Hugh Hefner Drive and Nevso Drive within Paradise. MN/jgh/jd (For possible action)

ATTACHMENT: ET-21-400007_Color_Merged.pdf

ATTACHMENT: 10 21-400007-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Vegas 888 Land Co, LLC for a use permit first extension of time and waiver of development standards (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until December 19, 2022 to commence and review as a public hearing;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

11. **UC-21-0005-BAILEY, DONALD R. JR., ET AL:**

USE PERMIT to waive paving for an outside area used for parking, storing, and maneuvering equipment and materials.

DESIGN REVIEW for an equipment sales, rental, and service - construction or heavy equipment (construction cranes) facility with outside storage and ancillary office on 2.1 acres in an M-1 (Light Manufacturing) (AE-75) (APZ-1) Zone. Generally located on the north side of Alto Avenue, 320 feet west of Nellis Boulevard within Sunrise Manor. MK/jor/jd (For possible action)

ATTACHMENT: [UC-21-0005_Color_Merged.pdf](#)

ATTACHMENT: [11 21-0005-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Donald R. Bailey, Jr., Et Al (Donald R. Bailey) for a use permit and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Outside storage shall not include inoperable equipment and discarded parts, the area shall be maintained in an orderly manner, free of debris and junk;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

12. **UC-21-0006-POLIS BROTHERS LLC:**
USE PERMIT for a cannabis establishment (retail cannabis store) within an existing shopping center on a portion of a 1.8 acre site in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/nr/jd (For possible action)

ATTACHMENT: UC-21-0006_Color_Merged.pdf

ATTACHMENT: 12 21-0006-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Polis Brothers LLC (Lone Mountain Partners, LLC) for a use permit (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

13. **WC-21-400003 (NZC-19-0982) -KB HOME LV SAGE GLEN LLC:**
WAIVER OF CONDITIONS of a zone change requiring an 8 foot tall wall as measured from existing grade of APN 176-15-801-030; 8 foot tall wall adjacent to existing commercial; and 8 foot tall wall adjacent to Rosanna Street in conjunction with a previously approved single family residential development on 24.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jgh/jd (For possible action)

ATTACHMENT: WC-21-400003_Color_Merged.pdf

ATTACHMENT: 13 21-400003-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of KB Home LV Sage Glen LLC for a waiver of conditions (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Wall to match the existing wall in terms of material and color;
- 8 foot tall screen wall as measured from existing grade of APN 176-15-801-030 or proposed grade of adjacent Lots 109-112, whichever is higher; 8 foot tall screen wall adjacent to existing commercial; and 8 foot tall screen wall adjacent to Rosanna Street; the screen wall height, listed herein, shall be in addition to the allowable retaining wall height per NZC-19-0982 and Title 30 development standards;
- 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.

14. **WS-21-0013-3950, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) pedestrian walkway; 3) mechanical equipment screening; 4) reduced throat depth; and 5) driveway geometrics.

DESIGN REVIEW for a proposed cannabis establishment building on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/jd (For possible action)

ATTACHMENT: [WS-21-0013 Color Merged.pdf](#)

ATTACHMENT: [14 21-0013-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of 3950, LLC (JDW Nevada, LLC) for waivers of development standards and a design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

15. **UC-21-0011-3950, LLC:**
USE PERMIT for a proposed cannabis establishment (cultivation facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/jd (For possible action)

ATTACHMENT: UC-21-0011_Color_Merged.pdf

ATTACHMENT: 15 21-0011-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of 3950, LLC (JDW Nevada, LLC) for a use permit (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. UC-21-0012-3950, LLC:

USE PERMIT for a proposed cannabis establishment (production facility) on a portion of 4.9 acres in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the north side of Tompkins Avenue, 300 feet east of Wynn Road within Paradise. MN/jor/jd (For possible action)

ATTACHMENT: UC-21-0012_Color_Merged.pdf

ATTACHMENT: 16 21-0012-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of 3950, LLC (JDW Nevada, LLC) for a use permit (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveway for compliance with the Americans with Disabilities Act;
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

17. **WS-21-0019-N & G SHOWCASE LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for modification to an approved comprehensive sign package on a 0.5 acre portion of a 6.0 acre site in an H-1 (Limited Resort and Apartment) and an H-1 (Limited Resort and Apartment) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South, 950 feet north of Tropicana Avenue within Paradise. JG/bb/jd (For possible action)

ATTACHMENT: [WS-21-0019 Color Merged.pdf](#)

ATTACHMENT: [17 21-0019-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of N & G Showcase LLC (Screaming Images) for a waiver of development standards and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

18. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**
HOLDOVER ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
DESIGN REVIEWS for the following: 1) a multiple family residential development; and 2) increased finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)

ATTACHMENT: ZC-20-0544_Color_Merged

ATTACHMENT: 18 20-0544-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Sam P & Mary Valenti Tr Surv Tr & Sam & Mary Valenti Tr Dcdnts Tr (Petersen Management, LLC) for a holdover zone change and design reviews (as indicated on the ATTACHED agenda item) (held from February 3, 2021):

ACTION: Deleted from the agenda (held to May 5, 2021 per the applicant).

19. **ZC-20-0602-DIAMOND VALLEY VIEW LTD:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse facility. Generally located on the east side of Valley View Boulevard, 700 feet north of Blue Diamond Road within Enterprise (description on file). MN/al/jd (For possible action)

ATTACHMENT: ZC-20-0602_Color_Merged.pdf

ATTACHMENT: 19 20-0602-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Diamond Valley View Ltd (Diamond Valley Ltd.) for a zone change, waiver of development standards, and design review (as indicated on the ATTACHED agenda item):

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Valley View Boulevard to be completed within a timeline approved by Public Works - Development Review Division, unless the developer enters into a cost participation agreement;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- Applicant to install signs stating "NO RIGHT TURN FOR TRUCKS" on the Valley View Boulevard driveways;
- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0102-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

20. **ZC-21-0004-MOAPA PIONEERS 1919 TRUST:**
ZONE CHANGE to reclassify 19.5 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone for a single family residential development. Generally located on the south side of McKnight Avenue and the west side of Henrie Road within Moapa (description on file). MK/jor/ja (For possible action)

ATTACHMENT: ZC-21-0004_Color_Merged

ATTACHMENT: 20 21-0004-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Moapa Pioneers 1919 Trust (The Moapa Pioneers Trust 1919) for a zone change (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: Following introduction of the item, Michael Hesser, the applicant's representative, advised of being willing to hold the item and requested a conforming zone change.

Bob Lyman advised of being a member of the Moapa Town Advisory Board, advised that neighbors who attended the Town Board meeting were opposed to the applicant; the Town Board voted four against and one abstained; the project may double the number of households on the north and east side of Highway 168, which would severely impact the infrastructure, utilities, emergency services, and quality of the water table and existing wells; flooding impact; and requested that the application be denied so the controlled and managed growth in the rural area may be continued.

Shari Lyman spoke in opposition to the lots being smaller than two acres; advised of the Moapa movement for rural preservation, culture, heritage, and environment; and requested two acre lots.

Lisa Wofley spoke regarding topics including the requested two acre parcels; and expressed concerns regarding the potential road being adjacent to the bike path, increased traffic, flooding, and the lack of infrastructure to support the additional development.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick that the application be held to no date certain, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

21. **CP-21-900062: Direct staff to process an amendment to the Enterprise Land Use Plan, and refer the amendment to the Planning Commission for a public hearing. (For possible action)**

ATTACHMENT: ENT-CP-21-900062

ATTACHMENT: 21 21-900062.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners direct staff to process an amendment to the Enterprise Land Use Plan, and refer the amendment to the Planning Commission for a public hearing.

ACTION: It was moved by Commissioner Justin Jones that the application be approved, subject to staff's conditions as noted below with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

22. **ET-21-400001 (UC-0762-17) -GRACE PRESBYTERIAN CHURCH:**

USE PERMIT SECOND EXTENSION OF TIME to increase the height of an ornamental spire. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.

DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; 8) providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/jgh/jd (For possible action)

ATTACHMENT: ET-21-400001_Color_Merged.pdf

ATTACHMENT: 22 21-400001-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Grace Presbyterian Church (Scott Plummer) for a use permit second extension of time, waivers of development standards, design reviews, and waivers of conditions (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, staff advised that the waivers of conditions were needed due to the original zone change being for a commercial center.

The Board was addressed by Mark McGinty, the applicant's representative, who advised that the second extension of time was requested being that the applicant was working within the court system with the Nevada Department of Transportation for the past year; and further advised that, if approved, the applicant would begin construction prior to the Current Planning condition date.

Commissioner Jones advised of speaking with the applicant, no additional extensions of times will be granted, and expressed concerns regarding the water feature.

Jim Houston-Hencken, the applicant's representative, advised that the water feature was planned based on the structures of the existing church being replaced, and further advised that the new church design would not encompass a water feature.

ACTION: It was moved by Commissioner Justin Jones that the application be approved with no additional extensions of time and subject to staff's conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until October 18, 2022 to commence;
- Applicant is advised that additional extensions of time will not be supported; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

23. **UC-20-0546-CIRCUS CIRCUS LV, LLC, ET AL.:**
HOLDOVER USE PERMITS for the following: 1) Project of Regional Significance; and 2) a monorail (people mover system).
WAIVER OF DEVELOPMENT STANDARDS to not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system).
DESIGN REVIEW for a monorail (people mover system) on approximately 46.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, C-2 (General Commercial) (AE-60, AE-65, & AE-70) Zone, M-D (Designed Manufacturing) (AE-60 & AE-65) Zone, M-1 (Light Manufacturing) Zone, M-1 (Light Manufacturing) (AE-60) Zone, U-V (Urban Village - Mixed-Use) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65, AE-70, AE-75, & AE-RPZ) Zone, H-1 (Limited Resort and Apartment) Zone, and H-1 (Limited Resort and Apartment) (AE-60, AE-65, AE-70, AE-75, & AE-APZ) Zone. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Decatur Boulevard within Paradise and Winchester. JJ/JG/MN/TS/jt/ja (For possible action)

ATTACHMENT: [UC-20-0546_Color_Merged.pdf](#)

ATTACHMENT: [23 20-0546-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Circus Circus LV,

LLC, Et Al (TBC-The Boring Company) for holdover use permits, a waiver of development standards, and design review (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

24. **UC-20-0547-CLAUDINE PROPCO, LLC, ET AL.:**
HOLDOVER USE PERMIT for a monorail (people mover system).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) not provide a franchise agreement concurrent with a special use permit for a monorail (people mover system); and 2) reduce parking.
DESIGN REVIEW for entrance structures and a people mover system on 5.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Flamingo Road within Paradise. JG/TS/jt/ja (For possible action)

ATTACHMENT: UC-20-0547_Color_Merged.pdf

ATTACHMENT: UC-20-0547

SUBJECT MATTER: In the matter of the aforementioned described application of Claudine Propco, LLC, Et Al. (Jantien Shizuru) for a holdover use permit, waivers of development standards, and design review (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

25. **UC-20-0338-SANG TJIE GIOK:**
USE PERMITS for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) driveway geometrics; and 3) departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)

ATTACHMENT: UC-20-0338_Color_Merged.pdf

ATTACHMENT: 25 20-0338-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Tjie Giok Sang for use permits, waivers of development standards, and a design review (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 21, 2021 per the applicant).

26. **VS-21-0016-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive and between Pebble Road and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action)

ATTACHMENT: VS-21-0016_Color_Merged.pdf

ATTACHMENT: 26 21-0016-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Lexiland, LLC & Khusrow Roohani Family Trust (Richmond American Homes) to vacate and abandon easements of

interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 26 was taken in conjunction with Item Nos. 27 and 28.

Following introduction of Item Nos. 26, 27, and 28, the Board was addressed by Stephanie Allen, the applicant's representative, who advised that the 13-acre proposed project for 21 homes was located within the RNP; the application was for Phase No. 2 to an existing sold-out development to the west; homes would be single story and begin in the low to mid \$700,000 range; the waivers of conditions requested for this application were similar to those approved for Phase No. 1, with the layout reversed; density of 1.7 units to the acre; the majority of the homes would be constructed on a minimum 20,000 gross lot area, with a waiver requested for a reduced minimum gross lot area for several homes; requested a waiver to allow homes to face public streets with direct access to a collector or arterial street; and requested to waive full off-site improvements to maintain the rural feel of the neighborhood.

In response to Commissioner Jones, the applicant's representative agreed to contribute off-site improvements in the future if necessary.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 26, 27, and 28 be approved, per staff conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

27. **WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); 3) increase retaining wall height; and 4) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2)

finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

ATTACHMENT: WS-21-0018 Color Merged.pdf

ATTACHMENT: 27 21-0018-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Lexiland, LLC & Khusrow Roohani Family Trust (Richmond American Homes) for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 27 was heard in conjunction with Item Nos. 26 and 28.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 26 for discussion, motion, and vote).

**CONDITIONS OF APPROVAL -
Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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;
- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- 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.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

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 #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. **TM-21-500003-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 21 residential lots on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road (alignment) and east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

ATTACHMENT: TM-21-500003_Color_Merged.pdf

ATTACHMENT: 28 21-500003-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Lexiland, LLC & Khusrow Roohani Family Trust (Richmond American Homes) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 28 was heard in conjunction with Item Nos. 26 and 27.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 26 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that advised 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;
- Right-of-way dedication to include 30 feet to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- 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.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

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 #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. **WS-21-0008-GUEVARA FREDIEE & EMILY & REGINO HERVEY & LETICIA: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive connection to public water service; and 2) reduce rear setback for a single family residential development on 2.3 acres in an R-A (Residential Agricultural) (RNP-III) Zone. Generally located on the south side of Maggie Avenue, 258 feet west of Durango Drive within Lone Mountain. MK/lm/jd (For possible action)**

ATTACHMENT: [WS-21-0008 Color Merged.pdf](#)

ATTACHMENT: [31 21-0008-030321.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Frediee & Emily Guevara & Hervey & Leticia Regino (Frediee Guevara) for waivers of development standards (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Frediee Guevara and Hervey Regino, the applicant's representatives, who requested guidance being that the Southern Nevada Health District (SNHD) required the lots be subdivided prior to granting approval for the septic system.

Commissioner Kirkpatrick advised that the item be held until Comprehensive Planning, Southern Nevada Health District, and the representative had time to speak regarding the item; expressed concern about drilling a second well; and further advised of no guarantee that the matter would be approved by the SNHD.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick that the application be held to March 17, 2021, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

30. **WS-21-0022-TEMPAZURE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot size; 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) street width. DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 7.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

ATTACHMENT: WS-21-0022_Color_Merged.pdf

ATTACHMENT: 29 21-0022-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Tempazure, LLC (Tempazure LLC) for waivers of development standards and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 30 was heard in conjunction with Item No. 31.

Following introduction of the item, the Board was addressed by Jay Brown and Lebene Ohene, the applicant's representatives, who provided background on the applications that went before the Lone Mountain Citizens Advisory Council (CAC); after multiple concerns were heard the CAC, neighbors, and applicant determined that a neighborhood meeting would be held; prior to the meeting the applicant visited neighbors, and further explained the project; 16 neighbors attended the two-hour meeting, in addition to a member from the CAC and a representative from District B; advised that neighbors expressed support if the developer agreed to the following five conditions: County approved drainage study; County approved traffic study and compliance; the site would include only single-story homes; the developer would obtain input from neighbors related to color and design of the wall surrounding the development; and the developer would obtain input from neighbors regarding landscaping along Moonlight Drive and Starlight Drive; the project received unanimous approval upon return to the Lone Mountain CAC; and requested approval from the Board with the additional conditions listed above.

Commissioner Marilyn Kirkpatrick advised the applicant's representative of additional conditions; the developer would be required to tier any over height wall along Moonlight Drive or Starlight Drive;

potential buyers would be provided a disclaimer that the site is located within a rural area, and complaints regarding code violations in the rural neighborhood would not be condoned.

In response to Commissioner Kirkpatrick, Kris Templeton, the applicant, stated the HOA would be very limited; and would only apply NRS 119 and NRS 116 where necessary.

ACTION: It was moved by Commissioner Marilyn Kirkpatrick that the applications for Item Nos. 30 and 31 be approved, per staff and additional conditions as noted below, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Single story homes only;
- Developer shall obtain input from neighbors related to color and design of the wall around the development;
- Developer shall obtain input from neighbors related to landscaping along Moonlight Drive and Starlight Drive;
- Developer shall tier any over height wall along Moonlight Drive or Starlight Drive to break-up the impact of the wall height;
- Developer shall provide potential buyers with a disclaimer stating that the property is within a rural area with agricultural animals and associated noises and smells;
- 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 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 on Azure Drive;
- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- 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.

Building Department - Fire Prevention

- 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.

31. **TM-21-500004-TEMPAZURE, LLC:**
TENTATIVE MAP consisting of 14 single family residential lots on 7.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

ATTACHMENT: TM-21-500004_Color_Merged.pdf

ATTACHMENT: 30 21-500004-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Tempazure, LLC (Tempazure LLC) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 31 was heard in conjunction with Item No. 30.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 30 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Azure Drive;
- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall be named with the suffix of Court.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located near the applicant's parcel.

32. **ZC-20-0489-DFFO LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
HOLDOVER AMENDED ZONE CHANGE to reclassify 6.4 acres from H-2 (General Highway Frontage) Zone, C-P (Office and Professional) Zone, and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height (previously not notified).
DESIGN REVIEWS for the following: 1) single family residential development; 2) increased finished grade; and 3) hammerhead design cul-de-sacs. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise (description on file).
JJ/lm/jd (For possible action)

ATTACHMENT: ZC-20-0489_Color_Merged

ATTACHMENT: 32 20-0489-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al

& Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) for a holdover amended zone change, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 32 was heard in conjunction with Item Nos. 33 and 34.

Following introduction of Item Nos. 32, 33, and 34, the Board was addressed by John Sullivan, the applicant's representative, who advised that the subject property encompassed 6.4 acres on the northeast corner of Mohawk Street and Ford Avenue; land use was Residential Suburban; the property currently had three different zones; Residential Estate, the Highway Adjacent H-2, and Office CP; advised that the subject property was surrounded by various zones; subdivision changed from hammerhead street designs to cul-de-sacs; originally, the developer reduced the development from 47 homes to 30 homes and increased the lot size as much as reasonable; all but one lot was above 7,500 square feet; requested Tentative Map approval for 30 lots which was 4.7 lots per acre; lots were between 5,200 square feet and 8,751 square feet, with home sizes that ranged from 1,724 and 2,531 square feet; two-car garages; 15,400 square feet of open space; public streets with sidewalks on both sides; private streets with sidewalks on one side on the east portion of the lot.

Legal counsel advised, in response to a question from staff regarding the non-receipt of plans, that the item should be held for two weeks to give staff time to review.

Edward Duenas of Taylor Morrison, advised that the current site plan was in response to staff's recommendation for denial; advised of changes including the reduction of lots from 47 lots to 30 lots and further advised of working with staff.

Staff advised that plan changes were not received.

ACTION: It was moved by Commissioner Justin Jones that Item Nos. 32, 33, and 34 be held to March 17, 2021, with the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, and William McCurdy II

VOTING NAY: None

ABSENT: Ross Miller

ABSTAIN: None

33. **VS-20-0490-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mohawk Street and Decatur Boulevard, and between Ford Avenue and Cougar Avenue within Enterprise (description on file). JJ/lm/jd (For possible action)

ATTACHMENT: VS-20-0490_Color_Merged

ATTACHMENT: 33 20-0490-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) to holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

DISCUSSION: There being no objections, Item No. 33 was heard in conjunction with Item Nos. 32 and

34.

ACTION: Item No. 33 held to March 17, 2021. (see Item No. 32 for discussion, motion, and vote).

34. **TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**
HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)

ATTACHMENT: TM-20-500169_Color_Merged

ATTACHMENT: 34 20-500169-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of DFFO LLC Et Al & Khusrow Roohani Family Trust (William Lyon Homes Inc DBA Taylor Morrison Homes) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

DISCUSSION: There being no objections, Item No. 34 was heard in conjunction with Item Nos. 32 and 33.

ACTION: Item No. 34 held to March 17, 2021. (See Item No. 32 for discussion, motion, and vote).

35. **ZC-20-0574-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify 22.5 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) reduce intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) increased finished grade. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: ZC-20-0574_Color_Merged

ATTACHMENT: 35 20-0574-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (D.R. Horton) for holdover zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 35 was heard in conjunction with Item Nos. 36 and 37.

Following introduction of the Item Nos. 35, 36, and 37, the Board was addressed by Stephanie Allen, the applicant's representative, who advised that the property was located north of Cactus Drive and Dean Martin Drive; home sizes would range from 1,700 square feet to 1,800 square feet, and prices in the mid \$300,000 range; property was currently planned for up to 14 units per acre; proposed to have single-family detached homes with a density of approximately 9.2 units per acre; transitioned lot sizes with the traditional RUD lots in the center of the site; but there were 4,000 square foot lots along Frias Avenue; there would be an internal trail leading to the main park; for those living in the higher density

homes, there were corner open space areas for children to play; Waiver No. 1 was withdrawn without prejudice; the remaining waiver, with respect to the entry area along Dean Martin Drive, would reduce the intersection off-set to 95 feet from 125 feet; homes were facing out along Rush Avenue, Polaris Avenue, and Frias Avenue; and participated in a virtual neighborhood meeting.

Marta Poling Schmitt and Jenny Ting requested a two-week hold in approving the project; voiced concerns which included, but was not limited to, 24 homes whose driveways emptied out onto Frias Avenue; suggested a redesign of the lots on Frias Avenue, building the lots as internal rather than external, building one-story homes, creating a walking trail, increased traffic along Frias Avenue, and a lack of streetlights in the area.

Commissioner Jones advised of not delaying the items another two weeks.

The representative addressed the neighbors' concerns and advised that the homes to be built along Frias Avenue could not be faced inwards due to a row of homes which backed up to the projected homes, one-story homes would not fit the width of the lots; a trail was in existence and would be connected throughout Frias Avenue, and the impact of traffic would be less due to only 9.2 units per acre being built, instead of 14 units per acre as was allowed under the master plan.

Commissioner Jones advised that the walking trail would be made of asphalt and would be lighted, was not a gated community, and the parks and trails would be accessible to everyone.

Staff advised that Frias Avenue was a 60-foot wide road, streetlights would be added, and public parking was allowed.

ACTION: It was moved by Commissioner Jones that the applications for Item Nos. 35, 36, and 37 be approved, subject to staff and additional conditions as noted below, with waiver No. 1 being withdrawn without prejudice, by the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 30 feet for Frias Avenue, 30 feet for Rush Avenue, 30 feet for Polaris Avenue with a portion of a knuckle at the intersection of Rush Avenue and Polaris Avenue, and associated spandrel;
- 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; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

36. VS-20-0575-LH VENTURES, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and Valley View Boulevard, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: VS-20-0575_Color_Merged

ATTACHMENT: 36 20-0575-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (DR Horton) for a holdover vacate and abandon easements of interest (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

DISCUSSION: There being no objections, Item No. 36 was heard in conjunction with Item Nos. 35 and 37.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 35 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 30 feet for Frias Avenue, 30 feet for Rush Avenue, 30 feet for Polaris Avenue with a portion of a knuckle at the intersection of Rush Avenue and Polaris Avenue, and associated spandrel;
- 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.

37. **TM-20-500199-LH VENTURES, LLC:**
HOLDOVER TENTATIVE MAP consisting of 209 single family residential lots and common lots on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rk/jd (For possible action)

ATTACHMENT: TM-20-500199_Color_Merged

ATTACHMENT: 37 20-500199-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of LH Ventures, LLC (D.R. Horton) for a holdover tentative map (as indicated on the ATTACHED agenda item) (held from February 17, 2021):

DISCUSSION: There being no objections, Item No. 37 was heard in conjunction with Item Nos. 35 and 36.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 35 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Dean Martin Drive, 30 feet for Frias Avenue, 30 feet for Rush Avenue, 30 feet for Polaris Avenue with a portion of a knuckle at the intersection of Rush Avenue and Polaris Avenue, and associated spandrel;
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0008-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

38. ZC-21-0002-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 10.9 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.

USE PERMIT for an attached (townhouse) planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce parking; 3) reduce width of private streets; 4) reduce street intersection off-set; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise (description on file). JJ/al/jd (For possible action)

ATTACHMENT: ZC-21-0002_Color_Merged.pdf

ATTACHMENT: 38 21-0002-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of County of Clark (Aviation) (JA Kennedy) for a zone change, a use permit, waivers of development standards, and design

reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 38 was heard in conjunction with Item Nos. 39 and 40.

Following introduction of the items, the Board was addressed by Stephanie Allen, the applicant's representative, who advised that the subject property had a unique shape, being long and narrow; currently master-planned for residential high which would allow up to 18 units per acre; two-story townhomes were for sale which allowed for 14 units per acre; gated community with the entrance on Le Baron Avenue; tri-plex and four-plex townhomes with one and two-car garages; guest parking within the community; the Town Advisory Board recommended approval with the zone change but denied the request for a reduction in parking; no parking would be allowed on Le Baron Avenue; and the townhomes would be priced in the high \$200,000 range which would be a perfect option for an entry-level buyer.

ACTION: It was moved by Commissioner Jones that the applications for Item Nos. 38, 39, and 40 be approved, with the if-approved staff conditions and not the Town Board conditions, and additional conditions as noted below, by the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the use permit, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 17 feet for Le Baron Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin project;
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (turning radii too small); 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; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0155-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

39. **VS-21-0003-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Cameron Street and Arville Street, and between Le Baron Avenue and Pyle Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

ATTACHMENT: VS-21-0003_Color_Merged.pdf

ATTACHMENT: 39 21-0003-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of County of Clark (Aviation) (JA Kennedy) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item)

DISCUSSION: There being no objections, Item No. 39 was heard in conjunction with Item Nos. 38 and 40.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 38 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 17 feet for Le Baron Avenue, 35 feet for Arville Street, and associated spandrel;
- 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.

40. **TM-21-500002-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 156 residential lots and common lots on 10.9 acres in an RUD (Residential Urban Density) Zone. Generally located on the southwest corner of Le Baron Avenue and Arville Street within Enterprise. JJ/al/jd (For possible action)

ATTACHMENT: TM-21-500002_Color_Merged.pdf

ATTACHMENT: 40 21-500002-030321.docx

SUBJECT MATTER: In the matter of the aforementioned described application of County of Clark (Aviation) (JA Kennedy) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 40 was heard in conjunction with Item Nos. 38 and

39.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 38 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 17 feet for Le Baron Avenue, 35 feet to the back of curb for Arville Street, and associated spandrel;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin project;
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (turning radii too small); 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; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0155-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. **NZC-20-0518-MAULE GRAND CANYON, LLC:**
ZONE CHANGE to reclassify 5.3 acres from C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for residential units to a street; 2) reduce private street width; 3) reduce street intersection off-set; 4); allow modified private residential driveway design; 5) reduce back of curb radii for private streets; and 6) reduce the throat depth for a call box.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: NZC-20-0518_Color_Merged

ATTACHMENT: 41 20-0518-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) for a zone change, a use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

42. **VS-20-0519-MAULE GRAND CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Wimberly Street (alignment), and between Maule Avenue and Bonanza Creek Avenue (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: VS-20-0519_Color_Merged

ATTACHMENT: 42 20-0519-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

43. **TM-20-500178-MAULE GRAND CANYON, LLC:**
TENTATIVE MAP consisting of 68 single family residential lots and common lots on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jd (For possible action)

ATTACHMENT: TM-20-500178_Color_Merged

ATTACHMENT: 43 20-500178-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Maule Grand Canyon, LLC (THM Enterprises, Inc.) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

44. **NZC-20-0524-MAK ZAK LLC, ET AL:**
ZONE CHANGES for the following: 1) reclassify 9.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone; and 2) reclassify 7.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone and C-2 (General Commercial) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for a planned unit development (townhomes).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setbacks; 3) reduce parking; 4) increase the number of dwelling units accessing a private drive; 5) reduce street intersection off-set; 6) alternative residential driveway geometrics; 7) reduce curb radius; and 8) allow an inverted street cross section.
DESIGN REVIEWS for the following: 1) a single family residential subdivision on 9.8 acres; 2) a townhome planned unit development on 7.4 acres; 3) allow a hammerhead cul-de-sac design; and 4) increased finished grade. Generally located on the north and south sides of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: NZC-20-0524_Color_Merged

ATTACHMENT: 44 20-0524-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Mak Zak LLC, Et Al (D.R. Horton) for zone changes, a use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

45. **VS-20-0523-MAK ZAK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)

ATTACHMENT: VS-20-0523_Color_Merged

ATTACHMENT: 45 20-0523-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Mak Zak LLC (D.R. Horton) to vacate and abandon easements of interests (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

46. **TM-20-500185-MAK ZAK, LLC:**
TENTATIVE MAP consisting of 78 lots and common lots on 9.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

ATTACHMENT: TM-20-500185_Color_Merged

ATTACHMENT: 46 20-500185-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Mak Zak LLC (D.R. Horton) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

47. **TM-20-500186-MAK ZAK LLC, ET AL:**
TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone. Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

ATTACHMENT: TM-20-500186_Color_Merged

ATTACHMENT: 47 20-500186-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the Planning Commission that the Board approve the aforementioned described application of Mak Zak LLC, Et Al (D.R. Horton) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to April 7, 2021 per the applicant).

48. **NZC-20-0545-ME 52 PARTNERS, LLC:**
ZONE CHANGE to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

ATTACHMENT: NZC-20-0545_Color_Merged

ATTACHMENT: 48 20-0545-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Me 52 Partners, LLC (Edward Homes, Inc.) for a zone change, a use permit, waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, Stephanie Allen, the applicant's representative advised that the site was located to the north of Erie Avenue and to the west of Rainbow Boulevard; railroad tracks were located to the east, and a school site was located to the west; split master-planned with half of the community within Mountain's Edge; residential two-story, for sale townhomes were being proposed; there was an approved townhome project on the southern half of the site; this was a non-conforming zone change due to the office designation; would be willing to annex into Mountain's Edge Homeowner Association and pay the HOA fees; the location had numerous amenities including a gated entry off of Rainbow Boulevard, a dog park, community center pool; and all units had two-car garages.

Responding to a question from Commissioner Jones, staff advised that Rainbow Boulevard was being widened to Erie Avenue; and the developer was to perform the off-sites.

ACTION: It was moved by Commissioner Jones that the application be approved, with the additional condition offered by the applicant to annex the north parcel into the Mountain's Edge Master Association HOA, and with additional conditions as noted below, by the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Expunge NZC-19-0517;
- 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 a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 to the back of curb for Rainbow Boulevard, 30 feet for Levi Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project;
- Vacate any unnecessary rights-of-way and/or easements;
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; that meandering sidewalks are a non-standard improvement which the County will not maintain; 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided (36 feet wide paved streets for fire department turn around); and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0045-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

49. **NZC-20-0555-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:
ZONE CHANGE to reclassify 33.8 acres from R-E (Rural Estates Residential) (RNP-I) Zone to**

R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) modified curb design.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

ATTACHMENT: NZC-20-0555_Color_Merged

ATTACHMENT: 49 20-0555-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Phyllis M. Frias Management Trust & Phyllis M. Frias Trs (Richmond American Homes of Nevada, Inc.) for a zone change, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 49 was taken in conjunction with Item Nos. 50 and 51.

Following introduction of Item Nos. 49, 50, and 51, Stephanie Allen, the applicant's representative advised that the subject property was west of Valley View Boulevard with Frias Avenue going through the center of the site.

John Mowbray, trustee of the Frias Trust, provided a brief history of the Frias' and their philanthropic endeavors; staff approved a master plan update; Town Board approved a zoning request except for a small section north of Haleh Avenue.

The applicant's representative continued and advised there was not a lot of Rural Neighborhood Preservation (RNP) remaining in the area; the parcel north of Haleh Avenue was recommended by the Town Advisory Board to remain residential low; one-story homes were proposed on 10,000 square foot lots; one-story homes were being proposed on everything north of Frias Avenue, with two-story homes south of Frias Avenue; a lot of open space was offered; a trail with amenities and pocket parks would be built; on the Frias property was a caboose which was purchased by the applicant and there would be plans to install the car in the open spaces or on the trail; requested that the pedestrian gate condition be removed due to access points being placed on the west and east sides of the property.

ACTION: It was moved by Commissioner Jones that the applications for Item Nos. 49, 50, and 51 be approved, per the Planning Commission's recommendations, by the following vote:

VOTING AYE: Marilyn Kirkpatrick, Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: None

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Provide within the NV Energy power easement low groundcover and shrubs around passive open space amenities such as walking paths and benches per the consent from NV Energy;
- Provide pedestrian access from the eastern terminus of Lake Avenue to Valley View Boulevard, from the southern terminus of El Molino Street to the common lot on the north side of Frias Avenue, and from the northern terminus of Trestles Street to the common lot on the south side of Frias Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant an easement for a 5 foot by 25 foot for bus passenger loading/shelter areas in accordance with RTC standards behind the sidewalk on the west side of Valley View Boulevard, as close as practical to Frias Avenue;
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 177-30-701-016, 018, 024, 033, and 035; and to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

50. **VS-20-0556-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS: VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Rush Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard; and a portion of a right-of-way being Schuster Street located between Haleh Avenue and Frias Avenue within Enterprise (description on file). JJ/al/jd (For possible action)**

ATTACHMENT: VS-20-0556_Color_Merged

ATTACHMENT: 50 20-0556-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Phyllis M. Frias Management Trust & Phyllis M. Frias Trs (Richmond American Homes of Nevada, Inc.) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 50 was heard in conjunction with Item Nos. 49 and 51.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 49 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Satisfy utility companies' requirements;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- 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.

51. **TM-20-500195-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M, TRS: TENTATIVE MAP consisting of 185 single family residential lots and common lots on 33.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Frias Avenue and the west side of Valley View Boulevard within Enterprise. JJ/al/jd (For possible action)**

ATTACHMENT: TM-20-500195_Color_Merged

ATTACHMENT: 51 20-500195-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Phyllis M. Frias Management Trust & Phyllis M. Frias Trs (Richmond American Homes of Nevada, Inc.) for a tentative map (as indicated on the ATTACHED agenda item):

DISCUSSION: There being no objections, Item No. 51 was heard in conjunction with Item Nos. 49 and 50.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 49 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Applicant is advised that 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;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet to 60 feet for Haleh Avenue, 30 feet to 60 feet for Frias Avenue, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), grant an easement for a 5 foot by 25 foot for bus passenger loading/shelter areas in accordance with RTC standards behind the sidewalk on the west side of Valley View Boulevard, as close as practical to Frias Avenue;
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- El Molino Street, Lake Avenue, California Avenue, Panther Street and El Mirador Avenue are previously recorded and shall have approved street names;
- Poly Street is a sound alike street name.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (approved turn-around for streets leading to Trestles Street and Lower needed); 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 (rumble strips allowed in residential roads to limit speed, humps and bumps not allowed); and to show fire hydrant locations on-site and within 300 feet of each home (additional hydrants needed).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0329-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new

52. **NZC-20-0566-COLONNA, VINCENT A. & JUDITH A.:**
ZONE CHANGE to reclassify 2.4 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) reduce parking; 4) reduce height/setback ratio adjacent to a single family residential use; 5) allow alternative landscaping adjacent to a less intensive (single family) use; 6) reduce street intersection off-set; 7) reduce width of private streets; 8) modify private street sections; 9) reduce back of curb radius; and 10) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise (description on file). MN/md/jd (For possible action)

ATTACHMENT: NZC-20-0566_Color_Merged

ATTACHMENT: 52 20-0566-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A. Colonna (Strive Engineering) for a zone change, use permit, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

53. **VS-20-0567-COLONNA, VINCENT A. & JUDITH A.:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Eldorado Lane within Enterprise (description on file). MN/md/jd (For possible action)

ATTACHMENT: VS-20-0567_Color_Merged

ATTACHMENT: 53 20-0567-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A. Colonna (Strive Engineering) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

54. **TM-20-500198-COLONNA, VINCENT A. & JUDITH A.:**
TENTATIVE MAP consisting of 36 lots and common lots on 2.4 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Eldorado Lane and 295 feet east of Jones Boulevard within Enterprise. MN/md/jd (For possible action)

ATTACHMENT: TM-20-500198_Color_Merged

ATTACHMENT: 54 20-500198-030321.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Vincent A. & Judith A.

Colonna (Strive Engineering) for a tentative map (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (held to March 17, 2021 per the applicant).

Commissioner Kirkpatrick asked staff to confirm the date of the workshop covering the pre-review process for applications submitted to Public Works and Comprehensive Planning; and to plan for a future discussion regarding traffic calming measures.

Staff advised that the workshop was scheduled for March 17, 2021, following the scheduled Zoning meeting; and that research was in progress for traffic calming measures and could be presented at a future discussion.

PUBLIC COMMENTS

COMMENTS BY THE GENERAL PUBLIC:

At this time, Chair Kirkpatrick asked if there were any persons wishing to be heard on any items not listed on the agenda as posted.

SPEAKER(S): Present

Margaret Anne Coleman spoke regarding issues including program assistance, private property, property ownership, evictions, and tenants.

There being no further business to come before the Board at this time, at the hour of 10:46 a.m., the meeting was adjourned.

APPROVED:

/s/ Marilyn K. Kirkpatrick
MARILYN K. KIRKPATRICK, CHAIR

ATTEST:

/s/ Lynn Marie Goya
LYNN MARIE GOYA, COUNTY CLERK