
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 7th day of July, 2021 at the hour of 9:00 a.m. The meeting was called to order at the hour of 9:02 a.m. by Vice-Chair Gibson, and on roll call, the following members were present, constituting all of the members thereof:

CALL TO ORDER

CHAIR AND COMMISSIONERS:

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

Absent:

Marilyn Kirkpatrick

Also Present:

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

1. Public Comments.

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

SPEAKER(S): Present

Margaret Ann Coleman spoke regarding living arrangements, employment, and the CARES Housing Assistance Program (CHAP).

Keri Crammer spoke regarding Item Nos. 11, 12, 13, 14, 15, 16, 17, 18, and 19 and advised of issues with the conditions of the sidewalks between the Sahara Hotel and Resorts World.

Harold White spoke regarding Item Nos. 24, 25, and 26 and advised of issues with the water levels and flooding by his property; requested that the Board table the items until Flood Control reviewed the

matter.

Commissioner Miller requested Item Nos. 24, 25, and 26 be pulled from the Consent Agenda and heard separately.

There being no other persons present wishing to be heard on any items listed on the agenda as posted, Vice-Chair Gibson closed the public comments.

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

ACTION: It was moved by Commissioner Tick Segerblom that the agenda be approved, with the deletion of Item Nos. 34, 35, 40, 45, 46, and 49.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner William McCurdy that the minutes of the regular meeting of June 2, 2021 be approved.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

4. DR-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:

DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action)

ATTACHMENT: [DR-21-0225_Color_Merged.pdf](#)

ATTACHMENT: [04 21-0225-070721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of Rainbow & Blue Diamond SE, LLC (Kristen Kent) for 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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.

5. DR-21-0241-BDA NORTH, LLC:

DESIGN REVIEWS for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action)

ATTACHMENT: DR-21-0241_Color_Merged.pdf

ATTACHMENT: 05 21-0241-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of BDA North, LLC (Land Development Consultants, LLC) for 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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.

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.

6. DR-21-0249-IN-N-OUT-BURGER:
DESIGN REVIEWS for the following: 1) finished grade; and 2) an office/warehouse development on 1.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Montessouri Street within Spring Valley. MN/bb/jd (For possible action)

ATTACHMENT: DR-21-0249_Color_Merged.pdf

ATTACHMENT: 06 21-0249-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of In-N-Out-Burger for 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that 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 #0473-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

7. AR-21-400085 (WS-0528-12)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS THIRD APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 260 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

ATTACHMENT: AR-21-400085_Color_Merged.pdf

ATTACHMENT: 07 21-400085-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of GVI SHLV OWNER, LLC for a waiver of development standards third application for review, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until November 20, 2022 to 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.

8. AR-21-400086 (WS-0104-17)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.
DESIGN REVIEW for a wall sign in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

ATTACHMENT: [AR-21-400086_Color_Merged.pdf](#)

ATTACHMENT: [08 21-400086-070721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of GVI SHLV OWNER, LLC (Kaempfer Crowell) for a waiver of development standards first application for review, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until November 20, 2022 to 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.

9. AR-21-400087 (WS-0724-17)-GVI SHLV OWNER, LLC:
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for an increase in the area of temporary wall signs.
DESIGN REVIEW for wall signs in conjunction with an existing extended stay hotel (SpringHill Suites) on a portion of 1.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Paradise Road, 300 feet south of Elvis Presley Boulevard within Winchester. TS/al/jo (For possible action)

ATTACHMENT: AR-21-400087_Color_Merged.pdf

ATTACHMENT: 09 21-400087-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of GVI SHLV OWNER LLC for a waiver of development standards first application for review, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until November 20, 2022 to 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.

10. ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.
WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height.
DESIGN REVIEW for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)

ATTACHMENT: ET-21-400073_Color_Merged.pdf

ATTACHMENT: 11 21-400073-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Rick D. & Rochelle Rexius (Chris Armstrong) for use permits first extension of time, a waiver 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

11. ET-21-400078 (UC-0923-06)-JDR OWNER, LLC:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a resort hotel/casino consisting of 2,929 hotel rooms; 2) 959 resort condominium units; 3) public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; 4) increase the height of the high-rise tower; 5) kitchens within the rooms; 6) associated accessory and incidental commercial uses, buildings, and structures; 7) a construction office and office within the parking structure; and 8) deviations from development standards.

DEVIATIONS for the following: 1) reduce the on-site parking requirements; 2) reduce the number of loading spaces; 3) permit tandem parking spaces; 4) encroachment into airspace; and 5) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) a resort hotel/casino and resort condominium high-rise tower; 2) water features; and 3) all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: [ET-21-400078_Color_Merged.pdf](#)

ATTACHMENT: [12 21-400078-070721.docx](#)

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for use permits third extension of time, deviations, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

12. ET-21-400084 (UC-1242-06)-JDR OWNER, LLC:
USE PERMIT THIRD EXTENSION OF TIME for office buildings (modular buildings).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping requirements; and 2) eliminate the required trash enclosure.
DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400084_Color_Merged.pdf

ATTACHMENT: 13 21-400084-070721.docx

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

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

13. ET-21-400083 (UC-1515-06)-JDR OWNER, LLC:
USE PERMIT THIRD EXTENSION OF TIME for deviations to development standards.
DEVIATIONS for the following: 1) permit alternative landscaping; and 2) permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400083_Color_Merged.pdf

ATTACHMENT: 14 21-400083-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a use permit third extension of time, and deviations (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

14. ET-21-400079 (UC-0233-07)-JDR OWNER, LLC:
USE PERMIT THIRD EXTENSION OF TIME to increase the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400079_Color_Merged.pdf

ATTACHMENT: 15 21-400079-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a use permit third extension of time (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

15. ET-21-400082 (UC-0698-07)-JDR OWNER, LLC:
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) increased building height; and 2) deviations from development standards.
DEVIATIONS for the following: 1) reduce the on-site parking requirements; and 2) all other deviations as shown per plans on file.
DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400082_Color_Merged.pdf

ATTACHMENT: 16 21-400082-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for use permits third extension of time, deviations, and a design review (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

16. ET-21-400080 (DR-0213-08)-JDR OWNER, LLC:
DESIGN REVIEW THIRD EXTENSION OF TIME for the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400080_Color_Merged.pdf

ATTACHMENT: 17 21-400080-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a design review third extension of time, as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

17. ET-21-400077 (UC-0489-08)-JDR OWNER, LLC:

USE PERMIT THIRD EXTENSION OF TIME for deviations to development standards.

DEVIATIONS for the following: 1) permit a roof sign; 2) reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); 3) reduce the separation between free-standing signs and monument signs; 4) increase wall sign projection; 5) increase temporary sign area; and 6) all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

DESIGN REVIEWS for a sign package including the following: 1) increase animated sign area; 2) increase projecting sign area and height; 3) increase the average letter height for wall signs; and 4) temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400077_Color_Merged.pdf

ATTACHMENT: 18 21-400077-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a use permit third extension of time, deviations, a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

18. ET-21-400075 (DR-0289-09)-JDR OWNER, LLC:
DESIGN REVIEW THIRD EXTENSION OF TIME to redesign a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone. WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400075_Color_Merged.pdf

ATTACHMENT: 19 21-400075-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a design review third extension of time, and a waiver of conditions (as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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

VOTING NAY: None
ABSENT: Marilyn Kirkpatrick
ABSTAIN: None

**CONDITIONS OF APPROVAL -
Current Planning**

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use applications.
- 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.

19. ET-21-400074 (DR-19-0428)-JDR OWNER, LLC:
DESIGN REVIEW FIRST EXTENSION OF TIME for changes and modifications to an approved resort hotel (The Drew Las Vegas) on 22.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. TS/jgh/jo (For possible action)

ATTACHMENT: ET-21-400074_Color_Merged.pdf

ATTACHMENT: 20 21-400074-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of JDR OWNER, LLC (Sheryl Kass) for a design review first extension of time as indicated on the ATTACHED agenda item):

DISCUSSION: Following introduction of the item, staff advised that Commissioner Segerblom requested the Board add a condition under Current Planning as follows: One year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but not limited to) screening and fencing repair, enclosing exposed facades, as well as, the replacement of missing windows.

Commissioner Segerblom advised that the applicant made assurances that improvements would be made for easier access while walking south from the Sahara Hotel, and that the applicant had one year to make the improvements.

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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: Marilyn Kirkpatrick
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Until July 17, 2024 to commence;
- 1 year administrative review to verify applicant has substantially completed the aesthetic improvements that include (but are not limited to) screening and fencing repair, enclosing exposed facades, as well as the replacement of missing windows;
- Prior to final Certificate of Occupancy, new land use applications for final uses and design to replace all prior land use application.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

20. UC-21-0238-MOAPA TOWN CENTER, LLC:
USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business. DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone. Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)

ATTACHMENT: UC-21-0238_Color_Merged.pdf

ATTACHMENT: 21 21-0238-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Moapa Town Center, LLC (Manuels. Mora) for a use permit, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- 3 years to review;
- Applicant to receive approval of Temporary Outdoor Commercial Event Permit prior to each event;
- Hours of operation for any event will be 11:00 a.m. to 10:00 p.m.
- Applicant is advised that uses besides rodeos will require future land use 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

21. VS-21-0200-HAMILTON, BERNARD JR.:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Shelbourne Avenue (alignment) and between Tomsik Street and Gagnier Boulevard (alignment) and a portion of a right-of-way being Tomsik Street located between Camero Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). JJ/jvm/jd (For possible action)

ATTACHMENT: VS-21-0200_Color_Merged.pdf

ATTACHMENT: 22 21-0200-070721.docx

SUBJECT MATTER: In the aforementioned described application of Bernard Hamilton Jr. (Pinnacle Homes) to vacate and abandon easements of interest (as indicated on the ATTACHED item) (held from June 16, 2021):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 21 was heard in conjunction with Item Nos. 22 and 23.

Following introduction of Item Nos. 21, 22, and 23, the Board was addressed by Stephanie Allen, the applicant's representative, who advised the applicant had proposed one-story homes to be constructed on half-acre lots; the northern portion of the double cul-de-sac would be vacated which allowed the property owner to the east to recover a portion of the street, and the property to the west would become a drainage easement; provided revised plans which addressed a neighbor's concern on wall height and drainage easement, and requested that the plans not be a specific condition due to current modification discussions between the property owner and the developer; the developer advised of constructing a Type B drainage, subject to Public Works' approval, on Lot 3; regarding Lot 9, wrought iron would be installed on any wall exceeding six feet; and would agree to a condition that parking not be allowed in the drainage easement.

Maria Huang expressed appreciation toward the staff for their assistance.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 21, 22, and 23 be approved, subject to staff's conditions as noted below and additional conditions, and the applicant to work with the neighbor with regards to the wall, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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

- No parking in the drainage area adjacent to lot 9;
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

22. **WS-21-0201-HAMILTON, BERNARD JR.:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

DESIGN REVIEWS for the following: 1) finished grade; and 2) single family residential subdivision on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)

ATTACHMENT: WS-21-0201_Color_Merged.pdf

ATTACHMENT: 23 21-0201-070721.docx

SUBJECT MATTER: In the aforementioned described application of Bernard Hamilton Jr. (Pinnacle Homes) for a waiver of development standards, and design reviews (as indicated on the ATTACHED item) (held from June 16, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 22 was heard in conjunction with Item Nos. 21 and 23.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 21 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

- No parking in the drainage area adjacent to lot 9;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN.
- 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.

23. TM-21-500049-HAMILTON, BERNARD JR.:
HOLDOVER TENTATIVE MAP consisting of 9 lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)

ATTACHMENT: TM-21-500049_Color_Merged.pdf

ATTACHMENT: 24 21-500049-070721.docx

SUBJECT MATTER: In the aforementioned described application of Bernard Hamilton Jr. (Pinnacle Homes) for a tentative map (as indicated on the ATTACHED item) (held from June 16, 2021):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 23 was heard in conjunction with Item Nos. 21 and 22.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 21 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

- No parking in the drainage area adjacent to lot 9;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN.
- 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;
- The private street shall have an approved name with the suffix of Court.

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 #0009-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

24. VS-21-0230-PRIME BUILDING & DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Centennial Parkway and Regena Avenue, and between Tee Pee Lane and Park Street within Lone Mountain (description on file). RM/md/jd (For possible action)

ATTACHMENT: [VS-21-0230_Color_Merged.pdf](#)

ATTACHMENT: [25 21-0230-070721.docx](#)

SUBJECT MATTER: In the aforementioned described application of Prime Building & Development, LLC to vacate and abandon easements of interest (as indicated on the ATTACHED item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 24 was heard in conjunction with Item Nos. 25 and 26.

Following introduction of Item Nos. 24, 25, and 26, the Board was addressed by Robert Cunningham, the applicant's representative, who proposed an eight-lot subdivision; requested the east half of the subdivision be elevated 18 inches; the west half of the subdivision would be encut three feet to four feet below grade; advised that a drainage study was submitted to Clark County for review; and the applicant would satisfy any flood requirements needed to flood-protect the site.

Dan Bozman, Harold White, and Jim Lewis expressed concerns with flooding and the debris deposited by the flooding, water drainage, water damages to walls, tiered lots, and road grading.

Mr. Cunningham addressed the neighbors' concerns and advised that if the drainage study was not passed, the applicant would make any changes in order to comply with County regulations; and addressed the approximately ten foot elevation difference in the subdivision from west to east.

Responding to questions from Commissioner Miller, Antonio Papazian, Public Works, confirmed that a wash ran through the parcel; advised that the applicant's representative would study the site and allay neighbors' concerns; and further advised that County Code Title 30 monitored, for residents, any work performed on the parcel; and neighbors would be kept informed throughout the process.

ACTION: It was moved by Commissioner Ross Miller that the applications for Item Nos. 24, 25, and 26 be approved, subject to staff's conditions as noted below and additional conditions, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

25. WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; and 2) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

ATTACHMENT: WS-21-0229_Color_Merged.pdf

ATTACHMENT: 26 21-0229-070721.docx

SUBJECT MATTER: In the aforementioned described application of Prime Building & Development, LLC for a waiver of development standards, and design reviews (as indicated on the ATTACHED item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 25 was heard in conjunction with Item Nos. 24 and 26.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 24 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;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

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.

26. TM-21-500062-PRIME BUILDING & DEVELOPMENT, LLC:
TENTATIVE MAP consisting of 8 residential lots on 5.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

ATTACHMENT: TM-21-500062_Color_Merged.pdf

ATTACHMENT: 27 21-500062-070721.docx

SUBJECT MATTER: In the aforementioned described application of Prime Building & Development, LLC for a tentative map (as indicated on the ATTACHED item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 26 was heard in conjunction with Item Nos. 24 and 25.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 24 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 Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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;
- Private street shall have approved street name 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; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

27. VS-21-0245-DRY CREEK PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Patrick Lane, and between Jones Boulevard and Duneville Street and a portion of a right-of-way being Jones Boulevard located between Post Road and Patrick Lane within Spring Valley (description on file).
MN/bb/jd (For possible action)

ATTACHMENT: VS-21-0245_Color_Merged.pdf

ATTACHMENT: 28 21-0245-070721.docx

SUBJECT MATTER: In the aforementioned described application of Dry Creek Plaza, LLC (Clayton Neilsen) to vacate and abandon easements of interest (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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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

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

28. **UC-21-0226-DRY CREEK PLAZA, LLC:**

USE PERMIT for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced minimum lot size for a congregate care facility; 2) allow a congregate care facility to have a non-residential appearance; and 3) landscaping.

DESIGN REVIEWS for the following: 1) a congregate care facility; and 2) finished grade on 1.8 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley.

MN/al/jd (For possible action)

ATTACHMENT: UC-21-0226_Color_Merged.pdf

ATTACHMENT: 29 21-0226-070721.docx

SUBJECT MATTER: In the aforementioned described application of Dry Creek Plaza, LLC (Clayton Neilson) for a use permit, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: Marilyn Kirkpatrick
ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

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

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;
- Coordinate with Public Works - Design Division for the Jones Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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 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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0209-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

29. VS-21-0247-BARAJAS, JAVIER G. & CLAUDIA R.:
VACATE AND ABANDON easements of interest to Clark County located between Twain Avenue and Viking Road, and between McLeod Drive and Topaz Street and a portion of a right-of-way being McLeod Drive located between Twain Avenue and Viking Road within Paradise (description on file).
TS/jvm/jd (For possible action)

ATTACHMENT: VS-21-0247_Color_Merged.pdf

ATTACHMENT: 30 21-0247-070721.docx

SUBJECT MATTER: In the aforementioned described application of Javier G. & Claudia R. Barajas (Signature Homes) to vacate and abandon easements of interest (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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

30. WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow lots to front a collector street (McLeod Drive); 2) allow an attached sidewalk; and 3) increased wall height.

DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade on 3.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)

ATTACHMENT: WS-21-0248_Color_Merged.pdf

ATTACHMENT: 31 21-0248-070721.docx

SUBJECT MATTER: In the aforementioned described application of Javier G. & Claudia R. Barajas (Signature Homes) for 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 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;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- 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 approval.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

31. TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:
TENTATIVE MAP consisting of 12 lots and common lots on 3.0 acres in an R-1 (Single Family

Residential) (RNP-III) Zone. Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/jvm/jd (For possible action)

ATTACHMENT: TM-21-500064_Color_Merged.pdf

ATTACHMENT: 32 21-500064-070721.docx

SUBJECT MATTER: In the aforementioned described application of Javier G. & Claudia R. Barajas (Signature Homes) for a tentative map (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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 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;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- 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 approval.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shall have an approved street name with the suffix of Court.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0426-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

32. WS-21-0231-SG ISLAND PLAZA LLC, ET AL & NAKASH SHOWCASE II, LLC:
WAIVER OF DEVELOPMENT STANDARDS for increased wall sign area.
DESIGN REVIEW for modification to an approved comprehensive sign package on a 0.7 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/jor/jo (For possible action)

ATTACHMENT: WS-21-0231_Color_Merged.pdf

ATTACHMENT: 33 21-0231-070721.docx

SUBJECT MATTER: In the aforementioned described application of SG Island Plaza LLC, et al & Nakash Showcase II, LLC (Raising Cane Chicken Fingers, LLC) for a waiver 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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.

33. **WS-21-0250-SD PARCELS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs (signage mounted above entry canopies).

DESIGN REVIEW for canopy signage in conjunction with a partially developed office/warehouse complex on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley. MN/rk/jo (For possible action)

ATTACHMENT: WS-21-0250_Color_Merged.pdf

ATTACHMENT: 34 21-0250-070721.docx

SUBJECT MATTER: In the aforementioned described application of SD Parcels, LLC for a waiver 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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.

34. WS-21-0251-VIKING ROAD, LLC:
WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential subdivision; and 2) finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)
- ATTACHMENT: WS-21-0251_Color_Merged.pdf
- ATTACHMENT: 35 21-0251-070721.docx
- SUBJECT MATTER: In the aforementioned described application of Viking Road, LLC (Signature Homes) for a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):
- ACTION:** Deleted from the agenda (Held to July 21, 2021 per the applicant).
35. TM-21-500066-VIKING ROAD, LLC:
TENTATIVE MAP consisting of 21 residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise. TS/sd/jd (For possible action)
- ATTACHMENT: TM-21-500066_Color_Merged.pdf
- ATTACHMENT: 36 21-500066-070721.docx
- SUBJECT MATTER: In the aforementioned described application of Viking Road, LLC (Signature Homes) for a tentative map (as indicated on the ATTACHED agenda item):
- ACTION:** Deleted from the agenda (Held to July 21, 2021 per the applicant).
36. PA-21-700002-PETERSON S & A 1997 TRUST ET AL & PETERSON N SCOTT & AVA TRS ET AL:
PLAN AMENDMENT to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Erie Avenue (alignment). Generally located on Erie Avenue (alignment) between Rainbow Boulevard and Torrey Pines Drive. JJ/pd (For possible action)
- ATTACHMENT: PA-21-700002_Map.pdf
- ATTACHMENT: 37 21-700002-070721.docx
- SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of S & A Peterson 1997 Trust Et Al & Scott N & Ava Peterson, TRS Et Al (I20 LLC) for a plan amendment (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:** Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
- VOTING NAY:** None
- ABSENT:** Marilyn Kirkpatrick
- ABSTAIN:** None
37. ZC-21-0191- PETERSON S & A 1997 TRUST ET AL:

ZONE CHANGE to reclassify 15.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping; 3) increase retaining wall height; 4) reduce parking; and 5) reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) alternative landscaping; 2) an industrial complex; and 3) finished grade. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

ATTACHMENT: ZC-21-0191_Color_Merged.pdf

ATTACHMENT: 38 21-0191-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of S & A Peterson 1997 Trust Et Al for a zone change, 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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a 5 foot by 25 foot shelter area behind the sidewalk, approximately 80 feet north of Erie Avenue (alignment), in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

38. VS-21-0190-PETERSON S & A 1997 TRUST ET AL:
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Redwood Street (alignment) and between Erie Avenue (alignment) and Levi Avenue (alignment) within Enterprise (description on file). JJ/jor/jd (For possible action)

ATTACHMENT: [VS-21-0190_Color_Merged.pdf](#)

ATTACHMENT: [39 21-0190-070721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning

Commission that the Board of County Commissioners approve the aforementioned described application of S & A Peterson 1997 Trust Et Al to vacate and abandon easements of interest (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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

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 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission, grant an easement for a 5 foot by 25 foot bus shelter pad area behind the sidewalk approximately 80 feet north of Erie Avenue (alignment);
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

39. TM-21-500047-PETERSON S & A 1997 TRUST ET AL:
TENTATIVE MAP for a 1 lot commercial subdivision on 15 acres in an R-E (Rural Estates) Residential Zone. Generally located on the east side of Rainbow Boulevard and the north side of Erie Avenue (alignment) within Enterprise. JJ/jor/jd (For possible action)

ATTACHMENT: TM-21-500047_Color_Merged.pdf

ATTACHMENT: 40 21-500047-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of S & A Peterson 1997 Trust Et Al for a tentative map (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: Jim Gibson, Justin Jones, Michael Naft, Tick Segerblom, Ross Miller, and William McCurdy II
VOTING NAY: None
ABSENT: Marilyn Kirkpatrick
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 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 55 feet to the back of curb for Rainbow Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a 5 foot by 25 foot shelter area behind the sidewalk, approximately 80 feet north of Erie Avenue, in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (fire access T turnaround may not be proper size).

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 #0193-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

40. ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) alternative landscaping and buffering; 3) alternative parking lot design and layout; 4) waive applicable design standards; 5) allow modified driveway design standards; and 6) permit existing non-standard improvements to remain within a right-of-way.

DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

ATTACHMENT: [ET-21-400052_Color_Merged.pdf](#)

ATTACHMENT: [10 21-400052-070721.docx](#)

SUBJECT MATTER: In the matter the aforementioned described application of Sherwood 2592 Investments, LLC (Javier Burrola) for a use permit first extension of time, waivers of development standards, and a design review (as indicated on the attached AGENDA item) (held from June 16, 2021):

ACTION: Deleted from the agenda (withdrawn without prejudice).

41. PA-21-700001-LH VENTURES, LLC:

PLAN AMENDMENT to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-I) and an H-2 (General Highway Frontage) (RNP-I) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc (For possible action)

ATTACHMENT: [PA-21-700001_Color_Merged.pdf](#)

ATTACHMENT: [41 21-700001-070721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of LH Ventures, LLC (KB Home Las Vegas, Inc) for a plan amendment (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 41 was heard in conjunction with Item Nos. 42, 43, and 44.

Following introduction of Item Nos. 41, 42, 43, and 44, the Board was addressed by Bob Gronauer, a representative for KB Homes, who advised that the property encompassed 45 acres, the project was master-planned for a public facility with a special use permit to be presented to the Board for a charter school on 15 acres of the property; neighbors were in opposition to a charter high school in the vicinity, however, a residential development was discussed for the 15 acres; during a November 2020 neighborhood meeting, concerns expressed by neighbors included lot size, road access, and density; revised plans included access along Raven Avenue and Montessori Street to allow for the future construction of a fire station, construction of single-story homes, increased rear yard setbacks, and the reduction and preservation of the Rural Street Standards along Belcastro Street and Raven Avenue; and outlined the requested waivers of development standards.

Jeffrey Peters, representing the Concerned Citizens for Responsible Development, provided impact maps detailing the Rural Neighborhood Preservation (RNP) areas as it pertained to the agenda items in question; and advised that the proposed charter school met significant opposition from neighbors.

Laura Herzog advised that her residence was located in the center of the proposed development; was adamantly opposed to the KB Home project; the proposal placed 5.2 houses per acre with the majority of

the lot sizes as small as 4,000 square feet; the project affected traffic and the horse trail; further advised that many reluctantly supported the development due to the opposition of the charter school; the neighborhood was not anti-development, but that any development should respect the rural neighborhood standards.

Tammy Starring spoke of the RNP lifestyle; was not opposed to new construction but that the construction should meet the requirements of the RNP; and expressed opposition to the construction of the charter school.

Jessica Pedraza advised of being in opposition to the project and would prefer a public park over a school.

Elvira Serrano and Chris Serrano spoke in opposition to the density of the project; advised of fostering exotic animals and of the possibility of increased neighbor complaints of animal noise should the project proceed due to the proximity of the neighbors.

Mr. Gronauer addressed neighbor protests and advised that most of the property was Residential Suburban or Public Facility; and that sufficient concessions had been made to construct a residential development that would be compatible to the area.

Commissioner Jones advised of meeting with neighbors to discuss other options in place of a charter school being built on the property; spoke regarding the waivers of the offsites; and confirmed the minimum 32 feet of paving for firetruck access.

Responding to a question from Commissioner Jones, Mr. Gronauer advised that the horse trail alignment would proceed down Belcastro Street to Pebble Road, Tenaya Way, then west on Agate Avenue.

Staff advised of access issues with the charter school and requested that the access be mirrored with the KB project, which would add to the north of Pebble Road.

Commissioner Jones made a motion to approve Agenda Item Nos. 41, 42, 43, and 44, and was aware of the concerns of neighbors.

Staff advised of the addition of a condition that any lot north of Raven Avenue alignment on the west side of the site, which is Montessori Street alignment to be a minimum of 10,000 square feet and inquired if this condition should be deleted, to which Commissioner Jones agreed.

Staff further advised of the addition of a condition that the applicant coordinate a contribution with Public Works for offsite improvements for the areas where a waiver was being requested, and the deletion of the condition which stated to execute a restricted covenant agreement.

ACTION: It was moved by Commissioner Justin Jones that the applications for Item Nos. 41, 42, 43, and 44 be approved, subject to staff's conditions as noted below, and including additional conditions, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick

ABSTAIN: None

42. NZC-21-0137-LH VENTURES, LLC:

ZONE CHANGE to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

ATTACHMENT: NZC-21-0137_Color_Merged.pdf

ATTACHMENT: 42 21-0137-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of LH Ventures, LLC (KB Home) for a zone change, waivers of development standards; and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 42 was heard in conjunction with Item Nos. 41, 43, and 44.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 41 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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 unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessouri Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Applicant to coordinate a contribution with Public Works - Development Review for off-site improvements;
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-22-501-004; to connect to municipal sewer and remove the septic system 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 system has been properly removed.

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 #0384-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

43. VS-21-0138-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

ATTACHMENT: [VS-21-0138_Color_Merged.pdf](#)

ATTACHMENT: [43 21-0138-070721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of LH Ventures, LLC (KB Home) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 43 was heard in conjunction with Item Nos. 41, 42, and 44.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 41 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 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessouri Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build out of road west of the station.

44. TM-21-500034-LH VENTURES, LLC:
TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja
(For possible action)

ATTACHMENT: TM-21-500034_Color_Merged.pdf

ATTACHMENT: 44 21-500034-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of LH Ventures, LLC (KB Home) for a tentative map (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DISCUSSION: There being no objections, Item No. 44 was heard in conjunction with Item Nos. 41, 42, and 43.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 41 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 unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, if required by Public Works, 30 feet and an elbow for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and an elbow for Agate Avenue, 30 feet for Montessori Street, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 feet to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- If required by Public Works, vacate all of Belcastro Street and Raven Avenue near the northwest portion of the site and reserve or grant private access easements as necessary;
- Applicant to coordinate a contribution with Public Works - Development Review for off-site improvements;
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

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 #0384-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

45. VS-21-0234-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:
VACATE AND ABANDON easements of interest to Clark County located between Riley Street and Bonita Vista Street and between Stange Avenue and Craig Road within Lone Mountain (description on file). RM/jvm/jd (For possible action)

ATTACHMENT: VS-21-0234_Color_Merged.pdf

ATTACHMENT: 45 21-0234-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Kloehn MD Trust & Michael F. & Debbie A. Kloehn TRS to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (Held to July 22, 2021 per the applicant).

46. WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce the throat depth to a call box.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)

ATTACHMENT: WS-21-0233_Color_Merged.pdf

ATTACHMENT: 46 21-0233-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of Kloehn MD Trust & Michael F. & Debbie A. Kloehn TRS for a waiver of development standards, and design reviews (as indicated on the ATTACHED agenda item):

ACTION: Deleted from the agenda (Held to July 22, 2021 per the applicant).

47. VS-21-0236-SFM2G, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action)

ATTACHMENT: VS-21-0236_Color_Merged.pdf

ATTACHMENT: 47 21-0236-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of SFM2G, LLC (Lindsay Brown) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S):

DISCUSSION: There being no objections, Item No. 47 was heard in conjunction with Item No. 48.

Following introduction of Item Nos. 47 and 48, Stephanie Allen, representing the applicant, advised that the application was for a distribution center; the building was one-story with circular access throughout the site; two office spaces for future tenants; the applicant on the property to the south preferred no cross access; and requested that the Board follow the Town Board's recommendation of approval to waive the

cross access.

ACTION: It was moved by Commissioner William McCurdy that the applications for Item Nos. 47 and 48 be approved, subject to staff's conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick, and Tick Segerblom

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

- Grant necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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.

48. WS-21-0235-SFM2G, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) allow a modified driveway design.

DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action)

ATTACHMENT: WS-21-0235_Color_Merged.pdf

ATTACHMENT: 48 21-0235-070721.docx

SUBJECT MATTER: In the matter of the aforementioned described application of SFM2G, LLC (Lindsay Brown) 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. 48 was heard in conjunction with Item No. 47.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 47 for discussion, motion, and vote).

CONDITIONS OF APPROVAL -

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Grant necessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

49. WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot sizes; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified gate geometrics.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action)

ATTACHMENT: WS-21-0015 Color Merged.pdf

ATTACHMENT: 49 21-0015-070721.docx

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

ACTION: Deleted from the agenda (Held to August 4, 2021 per the applicant).

50. NZC-21-0166-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: 1) reduce the separation from a convenience store to a residential (multiple family) use; 2) reduce the setback from a gasoline station (fuel canopy) to a residential

(multiple family) use; and 3) reduce the setback from a vehicle wash (automobile) to a residential (multiple family) use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; and 2) allow alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; 2) retail buildings; 3) tavern; 4) convenience store; 5) vehicle wash; 6) gasoline station; 7) vehicle maintenance (smog check); 8) alternative parking lot landscaping; and 9) finished grade in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley (description on file). MN/md/jd (For possible action)

ATTACHMENT: NZC-21-0166_Color_Merged.pdf

ATTACHMENT: 50 21-0166-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of Chotchai & Suthanya Srisuro & Somkietr & Chinda Rojanasathit (Chotchai Srisuro) for a zone change, use permits, waivers of development standards, and design reviews (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: Following introduction of the item, the Board was addressed by Yihong Liu, representing the applicants, who presented a five-acre community development; the project was 31,500 square foot, single-story commercial development with a gas station, tavern, and two drive-thru lanes; access to the property would be provided by Buffalo Drive, Badura Avenue, and Maule Avenue.

An additional condition of approval was added by Commissioner Naft for a second cross-access if development occurred to the west, and if said development was compatible with the subject property.

ACTION: It was moved by Commissioner Michael Naft that the application, subject to staff's conditions as noted below, and an additional condition, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick, and Tick Segerblom

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide a second cross access point if compatible development is proposed on the parcel to the west;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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 50 feet to the back of curb for Buffalo Drive plus the right-of-way necessary for a dedicated right turn lane from Buffalo Drive to Badura Avenue, 35 feet to 40 feet to the back of curb for Badura Avenue, 30 feet for Maule Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Maule/Badura Connection improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- Coordinate with Public Works - Traffic Management Division for the Traffic Signal installation and improvements.
- 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 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 #00168-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

51. NZC-21-0179-RAWHIDE HOLDINGS, LLC:

ZONE CHANGE to reclassify 21.2 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for a mini-warehouse facility and off-highway vehicle, recreational vehicle, and watercraft storage facility. Generally located on the south side of Duck Creek Flood Control Channel and

the west side of Denning Street within Whitney (description on file). JG/rk/jo (For possible action)

ATTACHMENT: NZC-21-0179_Color_Merged.pdf

ATTACHMENT: 51 21-0179-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of Rawhide Holdings, LLC (Marianna Hunnicutt) for a zone change, and a design review (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 51 was heard in conjunction with Item Nos. 52 and 53.

Following the introduction of Item Nos. 51, 52, and 53, Tony Celeste, representing the applicant, advised that the application was for a mini-storage with RV and watercraft storage; approximately 90% of the subject property was currently zoned M-D, which was the appropriate zoning code for the subject property; neighbors approved of the plans which could limit trash dumping in the area and restrict homeless encampments; and the site would be accessible via Rawhide Street.

ACTION: It was moved by Commissioner Jim Gibson that the applications for Item Nos. 51, 52, and 53 be approved, subject to staff's conditions as noted below, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick, and Tick Segerblom

ABSTAIN: None

CONDITIONS OF APPROVAL -

Current Planning

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

52. VS-21-0180-RAWHIDE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action)

ATTACHMENT: [VS-21-0180_Color_Merged.pdf](#)

ATTACHMENT: [52 21-0180-070721.docx](#)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board of County Commissioners approve the aforementioned described application of Rawhide Holdings, LLC (Marianna Hunnicutt) to vacate and abandon easements of interest (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 52 was heard in conjunction with Item Nos. 51 and 53.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 51 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

- Vacation shall not record prior to the submittal of building permits for the project approved by NZC-21-0179;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Vacation to be recordable prior to applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 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.

53. TM-21-500043-RAWHIDE HOLDINGS, LLC:
TENTATIVE MAP for a commercial subdivision on 21.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Duck Creek Flood Control Channel and the west side of Denning Street within Whitney. JG/rk/jo (For possible action)

ATTACHMENT: TM-21-500043_Color_Merged.pdf

ATTACHMENT: 53 21-500043-070721.docx

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the aforementioned described application of Rawhide Holdings, LLC (Marianna Hunnicutt) for a tentative map (as indicated on the ATTACHED agenda item):

REPRESENTATIVE(S): Present

DISCUSSION: There being no objections, Item No. 53 was heard in conjunction with Item Nos. 51 and 52.

ACTION: Approved, subject to staff's conditions as noted below (see Item No. 51 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #00167-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

54. CP-21-900216: Authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element (Map 1.3), and direct staff accordingly. (For possible action)

ATTACHMENT: CP-21-900216

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners authorize the Chair to sign a resolution amending the Clark County Comprehensive Master Plan by adopting an amendment to the Transportation Element, and direct staff accordingly. (For possible action):

DISCUSSION: Staff advised that the plan amendment for the Erie alignment was previously approved and requested the Chair be authorized to sign the resolution.

ACTION: It was moved by Commissioner Justin Jones that the Chair sign Resolution R-7-7-21-1, with the following vote:

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

VOTING NAY: None

ABSENT: Marilyn Kirkpatrick, and Tick Segerblom

ABSTAIN: None

55. ORD-21-900302: Introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond Industrial Venture, LLC for a warehouse (Becknell Blue Diamond) on 13.75 acres, generally

located west of Lindell Road between Blue Diamond Road and Ford Avenue within Enterprise. JJ/ab
(For possible action)

ATTACHMENT: ORD-21-900302INTRO

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Blue Diamond Industrial Venture, LLC for a warehouse (Becknell Blue Diamond) on 13.75 acres, generally located west of Lindell Road between Blue Diamond Road and Ford Avenue within Enterprise. (For possible action):

DISCUSSION: Commissioner Gibson introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 7-7-21-1).

ACTION: There being no objections, Vice-Chair Gibson set the matter for public hearing on July 21, 2021.

56. ORD-21-900335: Introduce an ordinance to consider adoption of a Development Agreement with PN II Inc, Gameday LLC, and Mountain West Associates LLC for the Highlands Ranch residential subdivisions on 268.3 acres generally located south of Pyle Avenue, north of Cactus Avenue, east of Jones Boulevard, and west of Decatur Boulevard within Enterprise. JJ/sr (For possible action)

ATTACHMENT: ORD-21-900335INTRO

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with PN II Inc, Gameday LLC, and Mountain West Associates LLC for the Highlands Ranch residential subdivisions on 268.3 acres generally located south of Pyle Avenue, north of Cactus Avenue, east of Jones Boulevard, and west of Decatur Boulevard within Enterprise. (For possible action):

DISCUSSION: Commissioner Gibson introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 7-7-21-2).

ACTION: There being no objections, Vice-Chair Gibson set the matter for public hearing on July 21, 2021.

57. ORD-21-900341: Introduce an ordinance to consider adoption of a Development Agreement with Roohani Ramak for a residential subdivision (Duneville and Oleta) on 4.1 acres, generally located east and west of Duneville Street and north of Oleta Avenue within Enterprise. MN/ab (For possible action)

ATTACHMENT: ORD-21-900341INTRO

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation that the Board of County Commissioners introduce an ordinance to consider adoption of a Development Agreement with Roohani Ramak for a residential subdivision (Duneville and Oleta) on 4.1 acres, generally located east and west of Duneville Street and north of Oleta Avenue within Enterprise. (For possible action):

DISCUSSION: Commissioner Gibson introduced the proposed ordinance, entitled and summarized as indicated on the ATTACHED agenda item (Bill No. 7-7-21-3).

ACTION: There being no objections, Vice-Chair Gibson set the matter for public hearing on July 21, 2021.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

At this time, Vice-Chair Gibson asked if there were any persons present wishing to be heard on any items not on the agenda as posted.

SPEAKER(S): Present

Margaret Ann Coleman spoke regarding living arrangements and housing discrimination.

There being no further business to come before the Board at this time, at the hour of 10:34 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